





LOMBARD

# The truth about industry's voice

BY C. GORDON TETHER

SIR RALPH BATEMAN, retiring President of the Confederation of British Industry, injected a much-needed note of realism into the debate on the alleged failure of our industrial leaders to play an appropriate part in influencing the shaping of national policy when he drew attention to his own organisation's signal achievement in this field in a letter to The Times.

In relation to some issues of great politico-economic significance, the voice of the business community has been very loud, indeed. And it has to be assumed that, if in other cases it prefers to work behind the scenes, this is because it is persuaded that it is more likely to get things going its way by adopting this procedure than by encouraging public discussion.

"It would take a gifted paleontologist to discover when last the CBI significantly influenced Government policy," said a recent national newspaper editorial in its conclusion.

Undoubtedly Mr. Geoffrey Rippon's contention that industrial leaders were letting the side down by not actively participating in the attack on the Government's economic policies, now short of the effort made by Sir Ralph Bateman, is assuredly not over-stating the case when he claims that the fact that Britain is today a member of the European Economic Community is very largely due to the efforts made by the CBI and its members.

## Decisive

The Heath Government relied heavily on the CBI's assessment of the economic consequences of British membership—what is considered to be good for industry must surely be good for the country as a whole—in asking the House of Commons to vote in favour of the idea. And when the great referendum battle was joined at this time last year, the industrial leadership identified itself fully and very vocally in support of the pro-market side.

Thus it contributed a sizeable part of the money that put Mr. Market's case in an immense advantage over the anti-market case in the fight for public opinion. And the heads of many companies—large and small—used their influence with the public at large and more particularly with their own workers to secure the vote they wanted, notably by issuing "warnings" about the harmful implications of a British decision to leave the Community might have for unemployment here.

There are, of course, some who will maintain that the hot gossiping of the business community about the need for Britain's Europeanisation was misguided and, indeed, that what has happened since has served to

confirm this. But that its intervention was forthright, skilful, well-organised and effective to the point of being decisive is something that can hardly be seriously disputed. And it would obviously be difficult to think of a national debate of greater consequence for both the economic and the political future of the British people than that over entry into the EEC.

There are other issues—some of them listed by Sir Ralph Bateman—wherein a far from silent business leadership has made its mark on the evolution of Government policies—including those of Labour administrations—in no uncertain manner. And it would be quite wrong to presume that a tendency to hold back in public on some of the other major issues of our time necessarily means that it is being too selfish or too idle to get involved.

It seems to be taken for granted that, when business leaders engage in "half-cosy, behind-the-scenes co-operation" with Whitehall—Mr. Rippon's words—they are doing so because they prefer not to expose to view the fact that they are too concerned with looking after their own selfish interests to be willing to do their public duty.

An alternative explanation is that they believe that they can promote their side's interests far more effectively by operating in this fashion. And the considerable influence they have exerted in relation to national issues that have never been anything like adequately ventilated in public shows that it is a proposition that cannot be lightly dismissed.

The success that the City lobby has had in persuading successive British Governments to make the promotion of London's role as an international banking centre a priority in the formulation of the country's external payments policy is very much a case in point. For the business interests involved here have got their way with a minimum of public discussion.

In short, any debate on how far the country's industrial and commercial leadership is under an obligation to do battle for private enterprise, has to start by recognising that it is already working hard in this cause—even though this may not always be readily apparent to the uninitiated. The discussion can then proceed to tackle much more meaningfully such fascinating questions as whether, in a modern context, the business system should see right wing parties as its "natural allies."

RACING

## Rose Bowl should bloom

BY DOMINIC WIGAN

WITH HER stable companion, Genesis, in the line-up to ensure a good pace from the outset, Rose Bowl ought to have few problems in this afternoon's 14-mile Clive Graham Stakes at Goodwood.

Fulke Johnson Houghton's remarkable Habitat filly, who ended her campaign last year by comfortably disposing of a top class field including Allez France and Star Appeal in the Champion Stakes at Newmarket, showed that she has lost none of her ability or enthusiasm over the close season when taking fourth place in the Prix Ganay recently.

Hampered by weakening rivals while trying to come through with her challenge just over a quarter of a mile from home in that £44,000 Longchamp event, Rose Bowl failed to get under full steam until inside the final furlong.

Justifying her name, she failed by a matter of inches to take third prize from Ivanjica, who in turn was beaten by only a short head and a neck by the winner, Infra Green, and Kasteel, Rose Bowl, who is certain to have derived considerable

benefit from her run in the Prix Ganay, will be ideally suited by today's trip. Although she would probably prefer more give in the ground, I cannot see

On his only appearance to date this season the locally trained Anne's Pretender showed up well before trying in the closing stages of Sandown's Westbury Stakes, in which he finished fourth behind Jolly Good, Dominion and Record Run.

Michael Stoute, whose Beech Hurst Newmarket stable enjoyed a change of fortune when Beau Dutch obliged at Newbury on Saturday, sends Oriental Star up to Pontefract for the Garforth Handicap. With only eight stone, in the saddle, Edward Hyde's mount should not be missed.

An easy winner at Lonsdale last term, this lengthy daughter of Falcon finished well after a slow start when seventh behind Private Line in Kempton's competitive Queen Elizabeth Handicap recently.

A second likely winner for Hide, who is keeping in touch with the leaders, Fat Eddery and Willie Carson in the Jockey's championship, is the well thought of newcomer, Nemita, among the runners for the closing event, the Stanley Maiden Fillies Stakes.

GOODWOOD  
2.00—Barley's Daughter  
2.30—True Prince  
3.00—Rose Bowl  
4.00—Royal Fanfare  
4.30—Ribe Prie  
PONTFRAC  
2.45—Lioness  
3.45—Oriental Star  
5.15—Nemita  
WOLVERHAMPTON  
2.00—Good Try  
3.00—Forgotten Dreams  
3.30—Blackwood  
4.30—Bagshot

SALE ROOM

BY PAMELA JUDGE

## Big game trophies bag £6,707

BIG GAME TROPHIES shot by the late Lt. Col. Sir Philip Lee Brocklehurst in places as different as the Antarctic and India made £6,707 when the remaining contents of Sir Philip's collection of trophies were sold by Christie's in London, yesterday.

The contents of the collection, which were sold by Christie's in London, yesterday, included a pair of elephant tusks made £1,900, a giraffe head £400 and a white rhinoceros horn £150.

An early 19th-century velvet case was sold for £300, while an oak table (estimated to fetch £1,500) went for £3,000.

In a sale of English pottery and Wedgwood at Christie's in

London, the total was £29,640. A Staffordshire salt-glazed figure of a hawk fetched £4,200. It had been brought to the auction house by an "anonymous lady" who had no idea of the rarity or value.

Also Staffordshire, a rare salt-glazed group of lovers sold to Jellinek and Sampson for £2,600. A Lambeth Delft jar went to Albrook for £1,300.

At Phillips, a sale of English and Continental watches realised £24,028. Evans paid £3,000 for a lever watch by Barraud and Lums, and Davis bought a Swiss enamelled gold watch repeating verge watch (1790) for £3,000. A Georgian

gold watch and chateleine was sold to Graus for £2,900.

In a sale of furniture by Phillips, a set of six giltwood fauteuils in the Louis XVI style was sold to Sachin for £800. A sale of oil paintings made £19,220.

Collectors of Victorian and Edwardian postcards were warned yesterday that fakes were being made in Hong Kong. The warning came from Mrs. Valerie Morrison, who runs the Postcard Collectors Centre at Ludlow, Salop. The detail included, boxing and gilding and buyers should look even more closely at cards they were offered.

## Wool consumption shows rise

WOOL CONSUMPTION by the U.K. wool textile industry rose in a March to a 21-month high of 11,738m. kg., the highest monthly level since June, 1974.

The wool industry bureau of statistics said yesterday that the latest total was up from 9,911m. kg. in February and 10,291m. kg. in January. The first quarter aggregate was 14 per cent up from the 1975 figure.

First quarter wool and hair tops

production was 23 per cent, up from a year earlier at 13,738m. kg. Total yarn deliveries in the quarter were 18,231m. kg., up by 1.3 per cent.

However, woven fabric deliveries in the first quarter were 9 per cent down from a year earlier at 35,021m. square metres, while blanket deliveries were 14 per cent down at 6,586m. square metres, the bureau said.

First quarter consumption of

man-made fibres by the wool textile industry dropped 7 per cent from a year earlier to 22,161m. kg.

## Fifty jobs hit

ABOUT 50 of the 200 workers at the Teesside textile factory of Patons and Baldwins will lose their jobs next month because of a recession in the industry.

## TV/Radio

↑ Indicates programme in black and white

### BBC 1

7.05-7.55 a.m. Open University (UHF only). 9.30 For Schools. 10.00-10.15 p.m. Mid-day News. 1.00-1.15 p.m. News. 1.30-1.45 p.m. News. 2.00-2.15 p.m. News. 2.30-2.45 p.m. News. 3.00-3.15 p.m. News. 3.30-3.45 p.m. News. 4.00-4.15 p.m. News. 4.30-4.45 p.m. News. 5.00-5.15 p.m. News. 5.30-5.45 p.m. News. 6.00-6.15 p.m. News. 6.30-6.45 p.m. News. 7.00-7.15 p.m. News. 7.30-7.45 p.m. News. 8.00-8.15 p.m. News. 8.30-8.45 p.m. News. 9.00-9.15 p.m. News. 9.30-9.45 p.m. News. 10.00-10.15 p.m. News. 10.30-10.45 p.m. News. 11.00-11.15 p.m. News. 11.30-11.45 p.m. News. 12.00-12.15 p.m. News. 12.30-12.45 p.m. News. 1.00-1.15 p.m. News. 1.30-1.45 p.m. News. 2.00-2.15 p.m. News. 2.30-2.45 p.m. News. 3.00-3.15 p.m. News. 3.30-3.45 p.m. News. 4.00-4.15 p.m. News. 4.30-4.45 p.m. News. 5.00-5.15 p.m. News. 5.30-5.45 p.m. News. 6.00-6.15 p.m. News. 6.30-6.45 p.m. News. 7.00-7.15 p.m. News. 7.30-7.45 p.m. News. 8.00-8.15 p.m. News. 8.30-8.45 p.m. News. 9.00-9.15 p.m. News. 9.30-9.45 p.m. News. 10.00-10.15 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John Moores

The Financial Times Tuesday May 18 1976  
letter from Prato

## No Man's Land

by WILLIAM WEAVER

For most visitors to Italy the accident that the Italian language of Prato is simply the stop lack of a word for "understate-ment". At its best, Italian acting is grand, romantic, larger-than-life. But it is seldom nuanced. Italian performers are not good at throwing away lines. Try to imagine Noël Coward in Prato. The mind boggles. Well, Prato in Italian is a question of the transition from the twentieth century to the nineteenth century. It is not a merchants' town, but a rich centre of the cloth trade, called—no always in Prato—Manchester della cana. The neighbouring town of Prato is especially im-posed to turn up their noses. Prato, whom they consider a little alien to the higher life, is snobbishness is wrong. The local merchants are always been prepared to let their earnings on the arts. The splendid Duomo stands witness to their taste. There are other monuments, too, which are a visit to Prato rewarding. As I realised when I went recently, the city has a very serious attitude towards art. There are several starred taurants, but it would be to surpass the splendid "Da-rio" in Piazza Mercatale. Its quality is fish, and the anti- do or the risotto-mare is an way to begin a dinner and evening.

The evening continued, less ally, with the Italian mure of Prato's No Man's Land at the Teatro Metastasio. It is handsome, capacious theatre built in 1838, and was taste-ly restored a few years ago. In this restoration it has come a lively focus of drama- tic activities. It sponsors festivals of various sorts. It is often used by the stellar companies—including Milan's Teatro alla Scala—as a kind of test- ground for new productions. A local place, then, for molo Valli and Giorgio De- molo to try out their adven- ture essay into the world of nter. That really, is not a rid for Italians. It is no

Elizabeth Hall

## Peter Frankl

by DOMINIC GILL

Peter Frankl began his piano on Sunday afternoon with a major sonata of 1878. The first movement—unver- nally, with which to begin any set—lack of perfectly clear culation, especially in semi- ners, hurried the music here it should have had only nant, radiant music. It was therwise, an easy, persuasive cent from this sound, musi- ally, almost magical, in-ant. The Curran's last week- on good-natured, able Mozart, outh (as Michael might say) a bit.

His Schumann Fantasy op. 17, a the other hand, was worth a clour. It was a performance, nressive less for its subtle, nce and infection than for a eith of carefully worked, vailfully shaped contour, nting, jarred, everything wowed, every line to point and tressed. Rushed tempo in the ond movement did not always ave us enough time to savour triumphant finale, each one more delicate harmonic dours; there were resis, parti-

## The history and art of Islam

by WILLIAM PACKER

The world of Islam Festival ntrous us with the history of, nthough contiguous cul- re to our own, which are n, threatened, horrified and n-ated Christian Europe. e here through its artefacts, d though we may be seduced d entrapment by the sheer eal beauty of so many, we must work rather than to assimilate and make a sense of it all. We need the help there is. The many talences produced by the al) Trust and the Arts nuch to guide us around their



chard Cragin and Marcia Hayde the Stuttgart Ballet's "Romeo a Juliet," with which the many opened its season at the oliseum last night.

Walker Art Gallery, Liverpool

## John Moores Liverpool Exhibition 10

by WILLIAM PACKER

The John Moores Prize Ex- bition has been with us now for nearly 20 years, coming round every other year, so while not exactly monotonous regularity, for it always excites some con- troversy in our small Art vil- lage. It was instituted to fill a notable gap, and immediately became something of a full-scale institution. How on earth had we got on without it? Artists valued it once as a new op- portunity to range themselves con- pectively against their peers, and in a way impossible else- where; and the Provinces savoured the implied rebuke to London. All this still holds true, though things are perhaps less desperate now than in the mid-fifties. And besides, the prizes were always worth the winning: even to-day the victor ludorum has £4,000 tucked in amongst the hay leaves, whilst further £5,000 are reserved to console the field. Small wonder, then, that a healthy number of artists continue to defy the odds, this year about 257, against selection, let alone triumph.

But here a note of disqui- et must be admitted. For the best and bravest committed to the race, we might at least expect some stimulation from the spec- tacle. If not actual excitement, yet the experience again proves oddly flat and safe, and above all predictable. Prejudice is expec- tation that only the cynic is happy to see confirmed: what it is about the Moores that is so prejudicial?

Perhaps it is its institutional nature that now works against it, with artists sending in their work out of professional duty rather than ambition and enthusiasm, and trusting reputa- tion to see them through in place of their best work. The suspicion is not entirely dispelled by reading through the list of past successes, which reveals no surprises, as luminaries of the modern establishment take their turn in the queue. Open the competition may be, but it seems not unprocedural that the list is no of dirty-work, but rather of safe play and negative com- promise by successive juries.

This year John Walker takes the major prize for his painting, "Juggernaut with Plume—for P. Neruda," one of a series that has engaged him for some time. It is an abstract composition and very large, a canvas with the thick paint applied roughly and unceremoniously. It is an impressive piece, as indeed are its fellows, as much for its physical size and presence, an automatic bonus, as for its aesthetic power, a genuine ortho- dox academic work by an estab- lished and justifiably respected artist, but by no means outstand- ing, even in its present company. Howard Hodgkin is the runner-up, another excellent painter showing a typical work. He has been preferred winner, is "If Not Now" by R. B. Kitai, an exotic dream of landscapes, ambitious to the point of being a little dry, but beautifully printed.

Other figurative painters to dis- tinguish themselves are Norman Stevens, who makes an apt painterly commentary upon the photographic source of his im- agery in his description of a lush country lane; Anthony Green, who shows yet another large self- portrait; and Lawrence Peerce, whose house without walls set in a black limbo is, in fact, a stylish and witty piece. Amongst



Stephen Farthing: Louis XV Rigaud (acrylic and casein)

the non-figurative works are good things from Edwina Leaman, who deserved her reward for a pale, subtle and very beautiful painting, from Stephanie Berg- man, Allan Boston and Richard Kidd. Stephen Buckley's stepped relief looks very well, as it did in London recently; Richard Smith shows another of his kit- like constructions, which is rather good; and there is a characteristic and excellent painting from John Hoyland. Many other works live honour- ably in this company, whether by artists barely out of College or by those whose teeth are some- what longer: Christopher Coy, David Wiseman, Pamela Clark- son, Sam Smith, Patrick Heron, and John Bellamy.

The John Moores remains an important institution, far from moribund, and it would be very wrong to suggest otherwise. This, the tenth, on view until August 10, is eminently worth visiting and full of interest. Finding fault, we still want and need it to continue, and with renewed vitality. But it is also far from uniformly excellent: doubts and misgivings remain in the mind. It cannot afford to assume its position as a right, but must defend and improve it; and rather than simply reflect the establishment, as it drifts insep- arably towards academicism, it must test and challenge it, con- stantly by searching out and encouraging the very best there is.

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New Haven theatre

## The House of Mirth

by HENRY POPKIN

The hopeful announcements of autumn do not invariably foretell the plays that bloom in the spring. Both the Long Wharf and the Yale Repertory, the two regional theatres of New Haven, have had to forgo the main events scheduled for their spring season. Yale had promised a new play by E. L. Doctorow, who proved to be unable to finish it on time because he was too busy working on the film version of his novel *Ragtime*. General *Gorgeous*, a new play by Michael McClure about comic-strip super-heroes, filled the gap and com- plemented the worst fears of those who had always had their doubts about the author of *The Beard*.

The Long Wharf had better luck with its change of plan. It originally announced that it would, like virtually every other American theatre, observe the bicentennial year by reviving an old American play. Early pub- licity promised that playgoers would find the dramatisation by Clyde Fitch and Edith Wharton of Mrs. Wharton's classic novel *The House of Mirth* to be a rare treat. It had failed in 1906, we were told, because it was ahead of its time, but now audiences were sufficiently mature to receive it properly. Then, apparently, someone at the Long Wharf took a second look at the

script—and threw it out. Instead the Long Wharf chose to stage a new dramatisation by its literary manager, John Tillingher. This new version is strictly faithful to the novel, employing the scenes and the very dialogue of Mrs. Wharton's fiction wherever pos- sible. The finished product sen- sitively interprets the tragic dilemma of Mrs. Wharton's Lily Bart.

Lily Bart is an attractive New Yorker of good family but limited means. To live in the style that she desires she must find a rich husband, but she has too much integrity to hunt down a suitable man and not enough integrity to be a truly free spirit and like the man she most admires, Lawrence Sedley.

After losing a stuffy suitor whom she cannot stoop to pur- sue, she becomes innocently enmeshed in the marital dis- culties of her wealthy friends and is disinherited by her wealthy aunt. She fails even to make use of her sense of fashion by working as a milliner. At last she uneasily confronts the one rich man who is will- ing to marry her, a Jewish social climber named Rosedale. Happily the play spurs us Mrs. Wharton's analysis of his traits. She takes a fatal over- dose of sleeping potion—perhaps inadvertently.

Lily Bart's tragedy belongs to her time and to her world, the closed society of New York's best families at the turn of the cen- tury. Several years ago a tele- vision adaptation brought *The House of Mirth* up to date and thereby demonstrated the futility of tampering with the original. In our own time a Lily Bart would have gone to university, specialised in something, and possessed the key to a career.

The quietly comic lines that Mrs. Wharton intended for the study work remarkably well on the stage. They effectively too much satirise the New York society that worshipped empty form and the full pocketbook but they do not compromise the tragedy of Lily Bart. This is a drama well suited to a cast that has no stars but plenty of expert players, notably including Fran Brill as Lily Bart.

This has been a good season for the Long Wharf. It began with O'Neill's *An Ideal Husband*, playing a limited engagement on Broadway and continued with David Rabe's *Streamers*, which is probably the best new Amer- ican play of the year. When Washington's Arena Stage won the first Tony awarded to a regional theatre, the Long Wharf came second in the balloting. It should easily get next year's Tony.

## Ghosts and graven images

by DEBORAH PICKERING

Gable and Lombard by Warren C. Harris, Cassell, £3.95. 180 pages.  
Cagney by Cagney by James Cagney, New English Library, £3.95. 202 pages.  
The Times We Had: Life with William Randolph Hearst by Marion Davies, Angus and Robertson, £4.50. 265 pages.  
The Fairbanks Album by Douglas Fairbanks Jr. and Richard Schickel, Secker and Warburg, £7.50. 276 pages.

Did Marilyn Monroe kill Clark Gable? What really happened on Jean Harlow's wedding night? Would Marion Davies have ever reached stardom without the aid of William Randolph Hearst? These and more questions can now be answered out of recent publications from that American pantheon, Hollywood.

The sustaining magic of the phenomenon that was Hollywood was its total dedication to the deification of trivia. Like star- wangled English nannies, the "pub- licists" tended the talents, morals and aspirations of the discovered few. These publicists, whipped and emersed as one of the nicest "fellows" (this word from the whole homestead lunch. His Cagney by Cagney, incorporating a number of hackneyed Holly- wood legends, is a weak riposte to "unauthorized" biographies. Marion Davies starts her story, "I was born in 1902," the true genius of that Californian cruel asterisk, inscribed by the joint editors, states that she was

Pickford were considered movie royalty with the "perfect mar- riage". Gable and Lombard in- "perfect pair". Marion Davies (the Welsh proprietress—she ut- changed her name in true Holly- wood tradition) with her para- mour, William Randolph Hearst, created the most respectable scandal.

The tinsel thread runs through this spate of memoirs of the Hollywood pre-war scene. Nos- talgia is in and eulogy the order of the day.

The Gable and Lombard story is the most emotive. She, a well- bred, foul-mouthed prankster, marvellous comedienne and fatal magnet to the windjammer- eared, small-town boy who be- came "king" of Hollywood. Their story is the zenith of movie world romances, curtailed by her tragic death in an aeroplane who crash following her contribution to the U.S. war effort—then Gable's left-over-life-in-live with etiolated, surrogate Lombards.

James Cagney did not believe he was anything but a regular, tough, Irish guy. He chose acting, but not stardom, and emerges as one of the nicest "fellows" (this word from the whole homestead lunch. His Cagney by Cagney, incorporating a number of hackneyed Holly- wood legends, is a weak riposte to "unauthorized" biographies. Marion Davies starts her story, "I was born in 1902," the true genius of that Californian cruel asterisk, inscribed by the joint editors, states that she was

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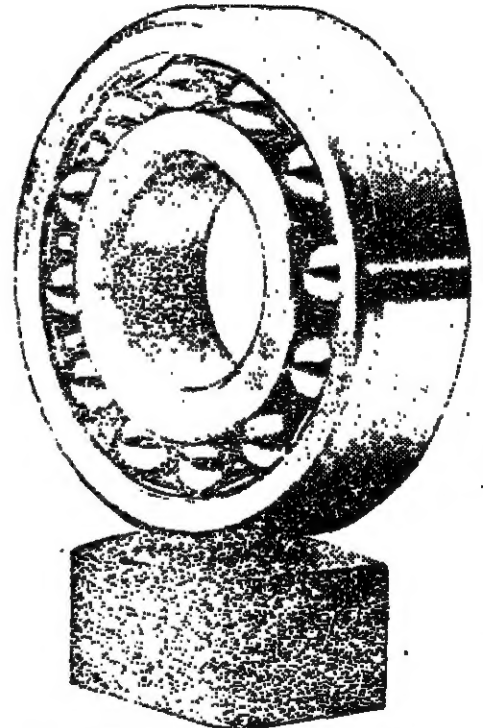
First, our policy of investment in product and production-oriented research and develop- ment has made SKF the leader in the world bearing market.

Which has also meant that most types of ball and roller bearings were either invented or significantly improved by our engineers. And we developed much of the basic bearing theory that is now accepted as the international standard.

Secondly, our research activities extend to other SKF specialist areas which are vital to our engineering quality standard. And which add to our knowledge in bearing technology. Special steel and machine tools are just two examples.

Our research projects are firmly directed towards clearly defined goals. But those directing them are leading technical people from different countries, who also integrate short-term research at their local facilities.

Five European SKF companies jointly own and operate the world's largest bearing research centre, in the Netherlands. Long-term studies are carried on here, and major projects are co-ordinated, by scientists from many countries working together to extend man's knowledge of anti-friction.



What about results?

We are systematically making bearing designs better and better. And we are integrating bearing design with total machine design. A good example of this is the bearing hub unit that will make the next generation of cars lighter, safer and simpler to manufacture.

We are using our know-how in mass-precision engineering to develop products other than bearings. Such products now account for about 30 per cent of our business.

And we are developing new, automated manufacturing techniques that make us more competitive and improve overall quality still more. Such automation will soon be supplying two-thirds of our bearing output in Europe.

Bearings do change, and they are changing more now than ever before.

SKF Group Headquarters, Göteborg, Sweden.

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## WORLD TRADE NEWS

## Japan trade surplus declines as exports slow

BY CHARLES SMITH, FAR EAST EDITOR

JAPAN achieved its third consecutive monthly balance of payments surplus last month, according to preliminary figures published today by the Ministry of Finance.

The surplus was a relatively manageable \$190m., however, compared with the embarrassingly large \$454m. surplus in March. The main reason for the change was that exports performed less strongly in April than in the previous month.

The "crude" export figure for April is put at \$5.36bn., which was 1 per cent up on the April 1975 figure but substantially less than the March export figure of \$5.84bn. Imports in the other hand, were very slightly greater in April than in the previous month (\$4.5bn.) against the March figure of \$4.49bn. On a seasonally adjusted basis, im-

ports rose 5.4 per cent. between March and April while exports declined 7.7 per cent.

The more moderate performance of Japanese exports in April is expected to be greeted with some relief by officials worrying about the growth of antagonism in major overseas markets to a too rapid increase in exports. Japan was warned last week at a meeting with EEC officials that a continued growth of the imbalance could lead to trade barriers being introduced on the European side. Japan is also faced with the threat of barriers to its exports to South Korea which is one of its top three or four major overseas markets.

Measures to stimulate imports from sensitive areas such as Korea and the EEC could be considered later in the year if Japan's surplus with these areas

continue growing. But action of this kind is not likely to be taken in the very near future and could be slow to produce results.

A Japanese official has been estimating recently that it may be early next year before the recovery of domestic demand in Japan produces a strong "natural" growth in demand for imports. These predictions probably still stand despite the relatively reassuring April figures.

A curious exception to the general increasing trend of Japanese exports to the EEC in the recent past has been a falling-off (at least according to the Japanese figures) in shipments to Britain. These showed a fall of just over 30 per cent. from a year ago in March while in April the figure was down 42 per cent. from the same month of the previous year.

## 'Scope' for exports to Latin America

BY HUGH O'SHAUGHNESSY

THE scope for an appreciable increase in U.K. exports to Latin America is good, though the region will still require exceptionally heavy capital inflows in the years up to the end of the decade.

This is stated in a report on the Medium Term Prospects for Trade in Latin America prepared by the economic affairs committee of the House of Commons.

Commenting on the countries individually the report says that "Venezuela, of course, remains the most inviting prospect among the major countries." The democratically elected Acción Democrática party is firmly in power, and, by and large, has shown itself responsible both in the management of the huge accumulations of reserves (equivalent to about 21 months' imports at the 1975 level) over the past two years, and in its planning for the future.

On Brazil the report comments that its fundamental strategy over the next few years must be the containment of the current account deficit. Though Brazil should be able to count on a satisfactory export growth, the report will be relatively little room for expansion of imports if the current account deficit is to be controlled because of the very large deficit on services.

These circumstances will make the Brazilian market more difficult for exporters this year and for the next year or two. Brazil's conditions for foreign investment remain fairly liberal.

On Mexico the report says that the likelihood of a healthy rise in current account income derived from oil exports will not dispense with the need for sustained and substantial borrowings from abroad to support the increase in exports necessary for continued economic growth.

Argentina is an exception to the favourable assessment of the major countries of the region. Recovery from the "last crisis" political and economic developments of recent times is, it says, likely to result in a greater measure of political stability in the country.

TATE and Lyle Engineering, the agro-industrial engineering division of Tate and Lyle, has been awarded a £22m. contract for the design, supply and erection of a turnkey sugar factory project in Venezuela and is due for completion in November 1978.

The proposed factory will process 7,000 tons of sugar cane per day. Much of the sugar processing plant and machinery is being manufactured by Tate and Lyle Engineering's Glasgow subsidiary Mirre Watson.

AN ADVISORY committee of the Food and Agriculture Organization of the United Nations today estimated that world pulp and paper production would grow at an annual rate of more than 3 per cent. in the next four years.

The FAO advisory committee for pulp and paper estimated that by 1980, total world paper grade wood pulp production capacity would be 149.6m. metric tons, compared to 126.5m. tons in 1975. This amounts to a growth rate of 3.4 per cent. a year.

The estimate for total world paper and paperboard capacity by 1980 was put at 206.1m. tons, compared to 178m. tons in 1975, or an annual growth rate of 2.8 per cent. The figures in the report come from 94 countries, mainly through trade associations and the industry, and are compiled by the FAO annually. A.P.D.

partially returning to the past pattern. But it will take a long time to fully recover from the aftermath of inflation.

Future outlook According to the Government's Economic Council, the growth rate of the Japanese economy through fiscal 1980 will slow to an average 6-plus per cent. a year, while consumer prices will keep growing at an annual rate of 6 per cent. or so in the five-year period.

Under the circumstances, the propensity to save is likely to face the following changes in conditions that determine its level:

1) Gains of non-regular income will generally slow and become more erratic. This may result in a slight drop in the propensity to save so far as this factor is concerned.

2) If consumer prices will maintain an upward as predicted, the propensity to save will remain at a high level, centering on low-income groups.

3) Due mainly to expansion of housing loans to meet an increase of housing construction, outstanding balance of debts of households will further increase, which means a rise in the propensity to save.

4) As for accumulation of assets, working people's desire to own houses is expected to continue strong, and they will also remain strongly motivated to build up financial assets.

All told, the propensity to save can be expected to remain at a considerably high level, even if it records a moderate drop for the time being in reaction to the recent excessive rise.

Composition of savings In the future, acquisition of property assets (such as land and houses) will continue at a high level and repayment of debts will also grow as a result of expansion of housing loans, among other things.

As for composition of financial assets, time deposits and securities may be headed for an increased proportion in the future. This is because the level of savings in terms of ratio to annual income will rise in the future (due to slowdown of growth of income and a continuously high level of the propensity to save), and this, in the light of the past trend, can be considered as pointing to such a possibility.

These trends are similar to pattern of savings in the past recession periods and as such, they may indicate a possible return to the pattern along with the slowdown of inflation.

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## AMERICAN NEWS

## Giscard aims to revive French status in U.S.

By ROBERT MAUTHNER

PARIS, May 17.

PRESIDENT Giscard d'Estaing to-day began a five-day official visit to the U.S. during which he will try to persuade his American hosts to treat France and Europe as independent equals and to take more account of European views on international problems.

Every effort is being made to impress on a sceptical American people the image of the new France which, although it does not claim to be in the same league as the superpowers, considers that its economic strength and technological know-how has made it into one of the leaders of the middle-rank nations.

This aspect of the visit, symbolised by the fact that M. Giscard has flown to Washington in Concorde, which he will also be using, albeit at subsonic speeds, for his trips to Houston and New Orleans, is obviously seen by the French as infinitely more important than a renewal of the old sentimental ties dating back to the American War of Independence.

To the general surprise of the French, a special public opinion poll commissioned by the French Government in the U.S. has shown that most Americans still consider France to be a less important economic power than Britain, while Sir Harold Wilson and Helmut Schmidt, the West German Chancellor are better known to the average American than the French President.

M. Giscard d'Estaing and the French information services in the U.S. have been pulling out all the stops to counteract what is considered here to be a serious lack of knowledge by Americans of France and French policies. Almost as many interviews have been given by the French Pres-

ident to American newspapers and magazines over the past two weeks as to French publications over the past year.

In spite of all the publicity, however, M. Giscard's talks with President Ford will inevitably lack the drama of some of the previous Franco-American summit meetings. The fact that President Ford may not be re-elected plainly deprives the talks of some of their long-term significance, while the great improvement in Franco-American relations since M. Giscard's election probably means that there will be no fireworks this time.

Nevertheless, there are a number of issues on which the two Governments are at odds. President Giscard has expressed concern at the failure of the U.S. to take a decisive stand on a number of international issues, particularly Angola, and the French have also been disturbed by the recent hardening of the American position on East-West detente.

Not least, a great deal of irritation has been expressed in France at the recent statements by Dr. Henry Kissinger, the U.S. Secretary of State, on Communist participation in Western European Governments. Though M. Giscard is the last to welcome such a possible development, he can be relied upon to tell President Ford that France does not appreciate such "interference" in other countries' internal affairs.

Quite apart from the traditional French attachment to national independence, which M. Giscard shares, the French President has to keep a watchful eye on Gaullist opinion at home, which will jump on anything he says or does that is not in keeping with this hallowed principle.

## Dr. Kissinger says he would prefer to go

By JUREK MARTIN, U.S. EDITOR WASHINGTON, May 17.

DR. HENRY KISSINGER, the Secretary of State, made clear to-day that he would prefer to give up his office even if President Ford is elected in November.

This has been the message that he has been conveying in private comments which have circulated on the Washington grapevine for some time. But this morning he went on national television to say as much, prompting some speculation on the timing of his remarks—coming, as they do, on the eve of the President's critical primary battle in Michigan with Dr. Kissinger's principal critic, Mr. Ronald Reagan.

Asked what he would do if Mr. Ford was returned to the White House, he replied: "I don't want to tie the conduct of foreign policy to me personally. If a foreign policy is well designed, it should be able to be carried out by many people. So, on the whole, I would prefer not to stay."

He went on: "I don't want to say to-day what I don't know the circumstances that exist, the necessities that the President may feel he has, that I won't even listen to him, but on the whole I would prefer to leave."

## Senate group urges big cuts in NYC salaries

By STEWART FLEMING

NEW YORK, May 17.

FURTHER GOVERNMENT loans to support the inadequate finances of New York City should be advanced only if there are severe cuts in the fringe benefits that city employees receive as part of their salaries.

This and a series of vigorous checks on the progress of the city's three-year plan to eliminate its chronic deficit are recommended in a report by the influential Senate Banking Committee chaired by Sen. William Proxmire.

The report attacks the City's three-year federal aid programme as being

harmful to its economy and advises the city's political leaders to phase out rent control if necessary. The political implications of such a move would be far-reaching given the thousands of voters, especially in poor neighbourhoods, who are protected from rent increases by the controls.

Commenting on the report, Sen. Proxmire said: "New York City will have the fleet of its life in balance its budget, pay off its federal loans and avoid bankruptcy in 1978 (the year when the three-year federal aid programme runs out).

## Canada-USSR fish talks

Canada's Fisheries Minister James Leblanc expects to sign an agreement in Moscow this week which would acknowledge Soviet agreement to Canadian control over a 200-mile fishing zone.

AP-DJ reports from Ottawa. In return the Soviets will be given the right to catch—under strict Canadian control—surplus fish within the zone. The agreement will be the fifth reached by Canada with an off-shore fishing country.

## Jamaican tourism

Jamaica's tourist industry, hit by domestic developments and problems in its major markets, has held firm for the first quarter of the year, writes The Kingston Corporation.

The industry, which last year brought the country Jamaican £14m. (£53m.) suffered a 0.4 per cent. decrease in the number of visitors between January and March compared to the first quarter of the year last year. Hotel room occupancy over the three-month period fell by 10.4 per cent. compared to last year. This was accounted for in part by the fact that two hotels have been closed since last year. The industry is expected to recover in the second quarter.

## OPEC rise seen

The Organisation of Petroleum Exporting Countries (OPEC) Economic Commission has recommended a new rise in oil prices, the Caracas Newspaper, El Nacional, said on Sunday, AP-DJ reports.

The newspaper said that the Commission's oil price increase recommendation is currently being studied by the Governments of the 13 OPEC member countries. OPEC is scheduled to meet in Bali, Indonesia, on May 28.

## Japanese mission

A 13-member Japanese parliamentary mission arrived in Washington on Sunday hoping to alert American Government and public opinion about the serious political consequences that the Lockheed scandal has caused in Japan, AP-DJ reports.

Members of the delegation, made up of the ruling Liberal Democratic and opposition parties, said that the scandal is turning public opinion in Japan against the Government, and it could also turn against the U.S. unless the two countries co-operate further.

## U.S. alters payments statistics

By Our Own Correspondent

WASHINGTON, May 17.

THE U.S. Government has decided to stop publishing overall balance of payments figures on the grounds that they have become meaningless. In future, all the data that have gone into compilations of U.S. international transactions will be made public as before, with what the Administration considers to be some improvements.

They will not be grouped under the three best known headlines, however—the "basic" balance, the balance on "official reserve transactions" and the "net liquidity" balance. Instead, ten weeks after the end of the quarter in question, statistics will be issued under four "partial" balance sectors—merchandise trade, goods and services, services and remittances, and current account.

The current account compilation, incomplete in that it does not embrace investment and other capital flows, will be the best yardstick for international comparison.

The payments figures have been somewhat divided by Administration economists for some months. The decision to do away with them was the product of a year-long study by a committee of ten outside experts.

EVERY Colombian election brings a spate of discussion of abstentions which are usually high.

The politicians argue that Colombians have the privilege, rare in Latin America, of living in a parliamentary democracy, and they should support their country's institutions. But most of the media treated last month's 70 per cent. abstention rate lightly: the election took place on an Easter holiday, it rained in Bogotá, there was the Colombia versus Peru football match in the afternoon, and, in any case, mid-term local government elections are unexciting.

Any suggestion that the parties were unpopular or the electors alienated from the governing system was glossed over. But if the ruling parties between them can only draw a quarter of the electorate to support them at the ballot box, the Government's claim to a popular mandate is barely convincing.

## Ignorance

Colombian political history provides some of the reasons for the high rates of abstention, while a society in which the majority of the population is largely bypassed by economic and social progress can hardly encourage massive participation in an electoral process dominated by two powerful establishment parties. As ex-President Carlos Lleras Restrepo, currently running for the Liberal Party in 1978 candidacy, asked recently: "How can we talk of democracy if a large proportion of the population is kept in ignorance and backwardness and without freeing these people from the economic chains which make for real slavery?"

The Liberal and Conservative parties have ruled Colombia for

## ELECTIONS IN COLUMBIA

## Abstention rules

By SARITA KENDALL in SOGOTA

most of the past 140 years. During the 19th century political strife was the norm, and whole villages were at times enlisted by the local patron (landlord and political boss) to fight for his party. Although no real identification with Liberal or Conservative policies was established it was essential to be loyal to the predominant party in order to survive. The mutual hatreds which built up during these open civil wars persisted through a so-called 45-year peace into the mid-20th century, when the bloodiest violence of all broke out. Jorge Eliecer Gaitán, a Liberal and one of the few charismatic leaders Colombia has seen, was murdered in the centre of Bogotá on April 9, 1948. Mass rioting immediately erupted all over the city. In the five years' civil war that followed more than 1.2 million people lost their lives, and "violence" as it is still called, was only partially suppressed when General Gustavo Rojas Pinilla took power.

Even though Gaitán had enormous support for his anti-oligarchic policy, particularly among the urban poor who have rarely expressed their political preferences, he failed to create any organised movement. When "violence" started, it was a stirring of party hatreds which could be manipulated by Liberals and Conservatives. Once it began to have some overt class content,

the two party leaderships showed more interest in stopping the fighting. Military rule was succeeded by the National Front government under which the Liberals and Conservatives alternated in the presidency for 16 years and shared Ministerial posts.

## Blamed

The National Front, with its lack of inter-party competition, is often blamed for Colombia's high electoral abstention rates. Yet the elections of the 1930s and 1940s showed rates almost as high, and it has been unusual for more than 85 per cent. to vote in presidential elections at any time. Both Liberals and Conservatives have used abstention as an electoral tactic in the past, but normally the party machinery is activated to revive party loyalties. As more and more people have migrated into the cities the traditional links with the patron's party have broken down and neither of the establishment parties has been able to capture the votes of the urban poor. Since Gaitán, the only person to find support in the poor villages has been General Rojas Pinilla, whose populist National Popular Alliance movement is widely believed to have been the true victors in the 1970 presidential elections—though the National

Front candidate was officially declared to have won.

While vote-buying and fraud have decreased in recent years, and there have been relatively few accusations of corruption following the local elections in April, many Colombians doubt whether an opposition party would be allowed to win an election. When there has been even a remote challenge from the Left, leading dailies have played up the spectre of Chile and warned that "anti-democratic" groups must be prevented from taking power through the democratic process. Aware that a show of electoral strength would be taken as a threat to the establishment and might well cause it to clamp down on political activity, some supporters of the Left do not vote even when their candidates are running.

The 6 per cent. obtained by the two Communist groups last month, though a gain over previous elections, is hardly menacing to the Liberals and Conservatives. If high abstention rates since the end of the National Front can be attributed to a general disenchantment with the governing system, it seems curious that the opposition cannot capitalise on this and swell its share of the vote with the support of urban and rural workers. The candidates of the Left are usually little known, and the groups themselves are

plagued with internal divisions and sectarianism. Apart from these problems, they, in common with all the political parties, appear unable to propose in simple language the concrete solutions to everyday issues that Colombians are crying out for. The electorate is becoming increasingly impatient to the empty promises of campaigning politicians, and its cynicism is reflected in abstention rather than in a protest vote.

## Platforms

Some groups within the Liberals and Conservatives are genuinely concerned about the inability of their parties to adjust to changes in society and put forward new structures and ideas. Sr. Lleras Restrepo's "Democratisation" movement within the Liberal party is specifically intended to destroy traditional patron-client relations in the hierarchy and broadening the party's base. In particular, he emphasises the right to vote independently, without the pressures of the local patron or the temptation of a free lunch. President Alfonso López Michelsen has also commented on the need to modernise party structures and replace the cult of personality with sound programmes, but in the context of strengthening the power of the State rather than increasing popular participation.

But so far there are no signs that the parties will be able to produce candidates and platforms capable of drawing of Colombians in large numbers to the polls in 1978. Perhaps it is indicative that the few organisations to have any real popular support, such as the National Peasants' Association, steer well clear of elections.

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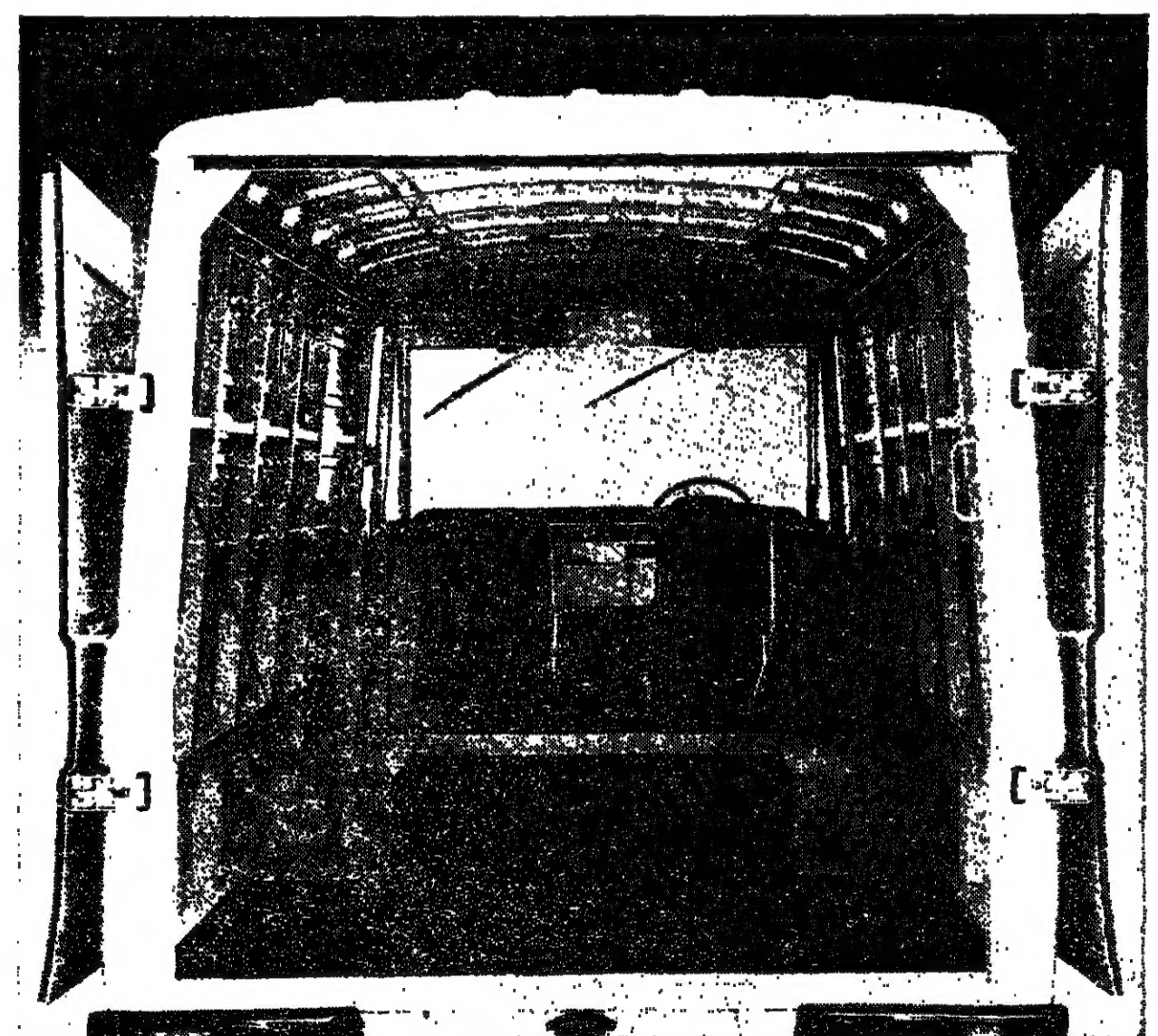
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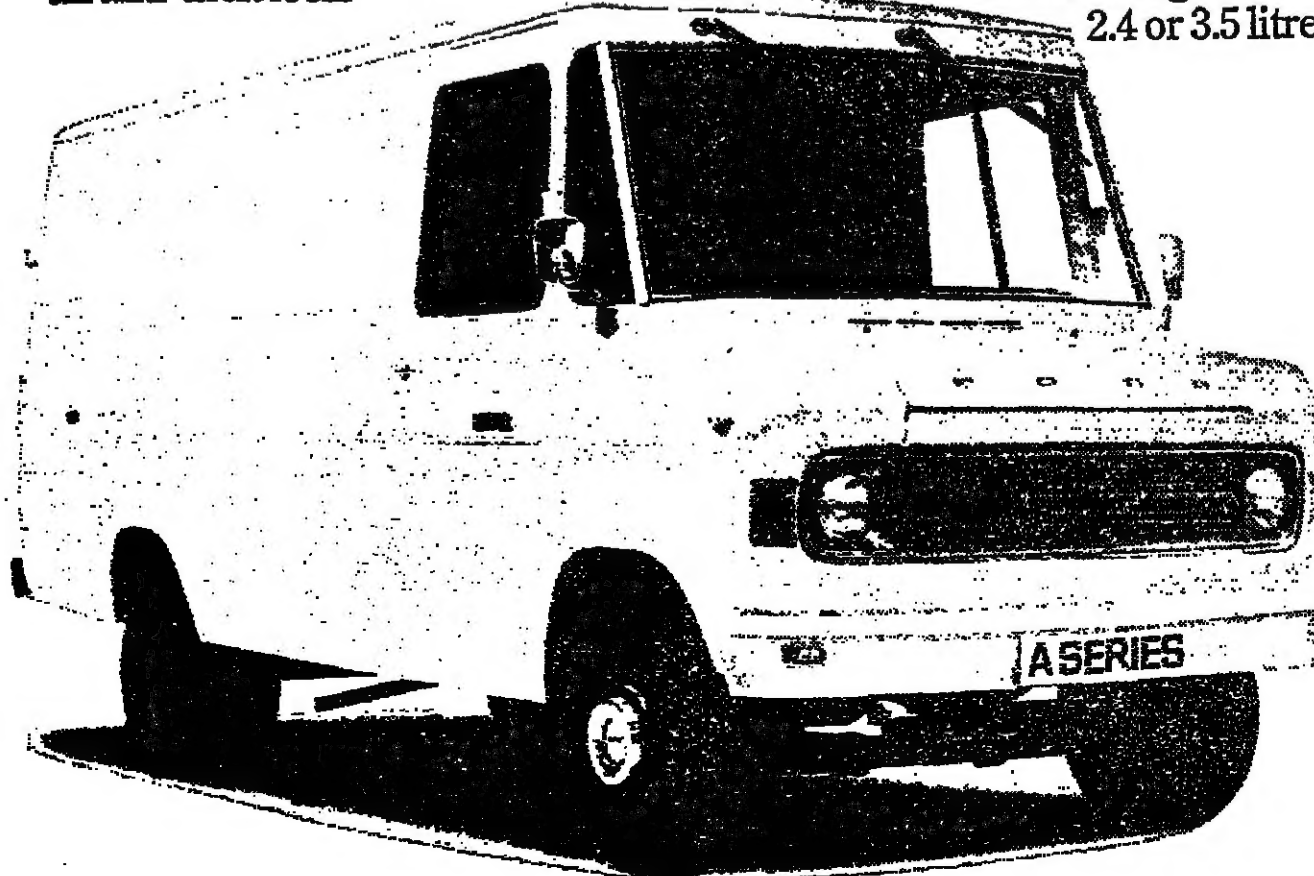
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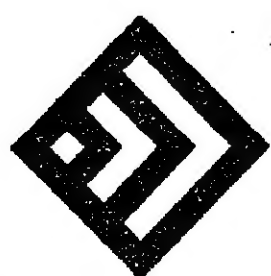
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## EUROPEAN NEWS

### Pressure grows for Irish poll

BY GILES MERRITT

DUBLIN, May 17.

IN CONTRAST to the bland optimism this weekend of ministerial speakers at the annual conference of Mr. Liam Cosgrave's Fine Gael Party, Ireland's coalition Government is understood to be considering an early general election.

The Government is not bound to hold elections until March, 1978, five years after it was returned, but it has been widely held in official circles that Prime Minister Cosgrave will find it difficult to resist going to the country early next year. In view of the increasing pressures on his administration, notably economic ones resulting from his failure to secure from the unions the voluntary pay pause he had described as "vital" to the Finance Bill Opposition Party is redoubting its calls for an election.

The ruling Fine Gael-Labour Party coalition faces the threat of widespread strikes in the wake of the collapse of the 1976-1977 national wage negotiations. Unions are expected to discuss soon the salvaging of the deadlocked pay talks that would have awarded average yearly increases of 18 per cent, but the likelihood appears remote and there are fears that

many of the 90 unions represented in the Republic will resort to strike action to back their individual wage claims. In the aftermath of Fine Gael's conference in Galway, there is also the possibility that rank-and-file resentment against Mr. Cosgrave's refusal to countenance the liberals' reforms to ease contraception and divorce—moved unanimously by delegates—could rapidly split the party.

The Fine Gael-dominated Government is also faced with a growing national conviction that Mr. Cosgrave deliberately avoided squaring up at the conference to the increasingly serious economic situation, while Mr. Richie Ryan, the Finance Minister, surprised many with his assertion that "there is no economic crisis."

In a leading article, the Irish Times this morning said of Mr. Cosgrave and Mr. Ryan: "Few weaker, more contradictory or more vacuous speeches can ever have been made by two leading Irish politicians on such a major occasion. Returning to the Government from Galway, they complained that motions to discuss the worsening economy, and the breakdown of the national pay but in particular, were actively discouraged."

### Arab-EEC meeting

BY DAVID CURRY

BRUSSELS, May 17.

THE LATEST round in the protracted "dialogue" between the Arab States and the EEC gets under way to-morrow at Ambassador level in Luxembourg. Although much of the discussion will be taken up with the detailed programmes of working groups (particularly procedures for these groups), the Community side will be hoping to survive the opening exchange of political statements without getting into diplomatic quicksands.

The Community Foreign Ministers have authorised an opening statement that marks time on the Palestinian question by simply reaffirming the EEC view that the Palestinians have "the right of expression to a national identity." This skirts round the question of calling for "a national home" for the Palestinians. The EEC side is hoping that the opening declaration from the Arabs will not ask too many political questions. It is not ready to define what it means by a Palestinian national identity although the Germans have been talking about a Palestinian "State authority" which does not

advance the issue much. It is possible that the Arab delegation, in which Palestinians may participate anonymously but without carrying national labels, may demand a Ministerial meeting, which the Community will be hard put to refuse. Other political observations the EEC is likely simply to take home to study.

The Community is generally on the defensive, partly because of its own mixed reactions to the whole dialogue (which some member States regard as a rather hollow insurance policy on future oil supplies) and partly because of its awareness that the U.S. regards the whole exercise with suspicion in case it queers the pitch for a political settlement in the Middle East.

### Oil damage counted

MADRID, May 17.

A TEAM of Dutch experts on Monday completed preparations to pump 30,000 tons of oil from the wreck of the tanker Urquiola which ran aground last week contaminating 80 miles of the north-western Spanish coast.

The Government, meanwhile, promised that it will carry out a programme of equipping Spanish harbours with means to combat similar future accidents.

The Spanish-owned 111,221-ton tanker ran aground off La Coruña last Wednesday and caught fire, spilling an estimated 88,000 tons of its load of Persian Gulf crude into the sea. It has blackened a coast famous of its golden sand beaches and seafood.

Experts of Smit International, a Dutch salvage company, boarded the wreck on Saturday, Sunday and again on Monday to carry out checks of the ship, and of the remaining contents of its tanks and to prepare to pump the rest of the oil into two Spanish tankers that will be moved alongside.

### Madrid rally ban

MADRID, May 17.

THE SPANISH Government today banned an extreme right-wing demonstration designed to affirm loyalty to the late General Franco and repudiate efforts to change his authoritarian system.

The demonstration had been organised in Madrid by the 800,000-strong confederation of civil war veterans for Thursday, six months to the day since General Franco died. The Interior Ministry said it was banning the demonstration because it could disturb public order.

Political observers said the ban would certainly anger the extreme right-wing, already critical of proposed Government reforms which they claim betray General Franco's legacy. A confederation manifesto calling on Spaniards to join the demonstration had expressed surprise and indignation at efforts to change "the character and historic origin of the regime."

The ban followed clashes between right wing and left wing Carlists on May 9 on a mountain-top in the northern province of

Navarre which left two people dead. The Carlists are dissident Royalists who fought for General Franco in the 1936-39 civil war. The bulk of the movement, under exiled Prince Carlos Hugo, have since joined the left-wing opposition.

The Government's decision reflected its concern over mounting right-wing resistance to the move to the legalisation of political parties, except the Communists, and free elections for most seats in a proposed two-house Parliament.

King Juan Carlos travels to-morrow to the northern coal-mining region of Asturias amid opposition pressure for him to seek a popular mandate in a referendum to push through reforms despite "right-wing objections."

In two previous tours of industrialised Catalonia in the north and backward Andalusia in the south, the 38-year-old King has already shown himself capable of mustering popular support.

Reuter

### New 'spy scandal' hits West Germany

By Adrian Dicks

BONN, May 17.

WEST GERMANY was shaken to-day by what appears to be a major new espionage case. A retired senior diplomat, Herr Heinrich Beck, was placed on leave of absence from his present job as head of the Foreign Policy Department of the opposition Christian Democratic Union, while his former secretary at the Foreign Ministry, Frau Helga Berger, was arrested.

The Federal Attorney-General, Herr Siegfried Buback, described the case as a "significant" one.

It was not known here this evening what precise information is alleged to have been fed to the East Germans. But Frau Berger was alleged to have been a member of the East German intelligence service for at least two years.

Although only the bare outlines of the affair are so far known, it is already clear that among dozens of instances of East German intelligence activity, the present case is by far the most important to surface since the Guillaume case brought about the downfall of Herr Willy Brandt as Chancellor two years ago.

Herr Beck, who is now 70, retired six years ago from the diplomatic service. A former Deputy Secretary-General of the Western European Union, he later served as ambassador to Norway and head of the West German mission in Poland, where he played a leading part in the restoration of normal relations with Bonn.

Since 1971, he has been the head of the Foreign Department of the CDU, and among other things has been responsible for the party's contacts with fellow Christian Democratic and conservative parties in Europe. News of his arrest last Friday—he was subsequently released pending further investigations—was broken to the CDU committee by its chairman and candidate for Chancellor, Dr. Helmut Kohl, this morning.

Frau Berger, who is 35, was arrested over the weekend and is being held in custody on the orders of an examining magistrate.

### USSR trails in Comecon growth

BY PAUL LENDVAY

VIENNA, May 17.

BECAUSE OF higher-than-planned economic growth rates in some of the smaller East European countries and a drop in the Soviet Union's growth rates, the overall economic performance of Comecon nations, excluding the Soviet Union, was considerably better in the 1971-75 five-year plan period than that of the Soviet Union itself.

Compared to the second half of the 1960s annual growth in Eastern Europe accelerated from 6.5 per cent to 7.5 per cent, while the Soviet rate fell from 7.8 per cent to 5.5 per cent.

These are some of the conclusions reached by a survey of overall economic development in Comecon between 1971-75 just published by the Vienna-based Institute for International Economic Comparisons.

The Institute ascribed the faster growth primarily to the unexpectedly high rates reached by Poland and Romania, which with 9.5 per cent and 11.3 per cent respectively were by far the highest in the area. These put rose only by 9 per cent developments were influenced by Romania, once a petroleum-producing country, has become a big importer of oil and refined products since 1973, a net importer faster-than-planned rise in production of oil and refined products.

### Work is the keynote for GDR Congress

BY LESLIE COLT

BERLIN, May 17.

REFLECTING A country devoted to the work ethic East Germany's ninth Communist Party Congress was opening here to-morrow with a dedication to improving productivity and the quality of output.

Few if any changes are expected in the Party's 18-man Politburo whose average age is now 64. Herr Erich Honecker, the First Secretary of the Socialist Unity Party of Germany, is expected to adopt a new title as Secretary General of the Party to conform with that of the Soviet leader Leonid Brezhnev. The trade in favour of the Soviet delegation to the East German Congress is headed by Mikhail A. Suslov, the party raw materials secretary in charge of ideological questions and international communism. Mr. Brezhnev was also absent from the recent Bulgarian and Czechoslovak party congresses. The emphasis on improving economic performance pervades the 1976-80 five-year plan which is to be adopted at the Congress. "Work is the motto of the Party," a party document expected to adopt a new title as Secretary General of the Party to conform with that of the Soviet leader Leonid Brezhnev. The trade in favour of the Soviet delegation to the East German Congress is headed by Mikhail A. 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## Holland hit by rising prices

BY MICHAEL VAN OS

THE HAGUE, May 17.

AN UNEXPECTED and unprecedented steep rise of 2.1 per cent in the Dutch consumer price index for April, a development described as "disastrous" by the trade unions, is seen here as posing a real threat to the Government's anti-inflation policy.

The setback comes on the eve of important discussions between the three social partners on the social policy for the rest of the year. In an effort to keep wages down the 9 per cent level this year, the Government not only wants to extend the first half-year's wage freeze to the rest of the year, but it now also wants to drop the price compensation. It has said that the additional wages restraint—all at the lowest incomes will see their purchasing power reduced as a result—will be necessary to maintain the high level of spending on State social services.

The trade union executive, which first sided with the Government, now finds itself in a very difficult position as the unworkable is likely to reject the Government proposals. The Government itself has warned that if no voluntary agreement is reached, an official intervention on wages is inevitable and it has already prepared the necessary legislation.

The union executive is expected to call officially for a partial price compensation. Earlier, the union leadership

suggested as a way out that the Government could follow the recent British example by lowering taxes and social premiums and then pointed at the huge balance of payments surplus which is again expected this year. This could, however, further fuel inflation this year as the amount of so-called monetary financing (inflationary) to cover this year's record Government financing deficit is already expected to be very substantial.

The Government, meanwhile, is expected to announce this week details of the proposed cut-back in the rise of public expenditure. It wants to reduce the rise of public expenditure and social provisions as part of the national income to 1 per cent per annum. The Dutch Central Planning Bureau has calculated that if the various Government proposals are accepted, wages and prices could be cut by 7.5 and 5.5 per cent respectively, in 1977, from the expected level for this year of about 8.9 per cent, for both wages and prices.

The Socialist-dominated Cabinet will have to tread extremely carefully with its so-called 1 per cent operation to maintain its own unity and also the support of the trade unions who have been staunch allies so far. But the employers' organisations and the opposition have urged a more drastic reduction in the Government's expenditure as an economic cure.

PORTUGAL'S military leadership has finally addressed itself to the problem of putting its own house in order although its political role also looks like continuing for some time.

The long African wars may have provided the impetus for the coup of April 26, 1974, which brought down the right-wing dictatorship. They also provided a kind of *raison d'être* for the Portuguese armed forces. Finding a substitute role once the wars were over has lain at the centre of the debate between the various sectors of the military leadership.

As long as the debate was dominated by those with a more broadly political idea of the military's role, as against those who clung to the notion of an Armed Forces Movement, the discipline and effectiveness of many units plummeted. This was presented in some quarters as a desirable if not an inevitable outcome of democratisation.

The effect on individual units was graphically illustrated by the collapse of the Left during last November's abortive rebellion.

Those who emerged victorious from the ruins of the revolt—the so-called "operationals"—personified in the brooding figure of General António Ramalho Eanes, the Army Chief of Staff—brought a more narrow conception of the armed forces to bear. Through subsequent events have given a decidedly hollow ring to talk about a "return to barracks," it nonetheless remains true that the "operationals" have a more properly military view of what kind of armed forces Portugal should have.

Recent months have seen a reaffirmation of Portuguese membership of Nato after years in which Lisbon was treated almost like a parish, being subordinated to an American arms embargo because of the colonial

## PORTUGUESE ARMED FORCES

# Back to square bashing

BY PAUL ELLMAN IN LISBON



Approximately 20 kilometres from Lisbon, the Amadora Comandos are stationed, regrouping those back from Angola with the new recruits in training. They were photographed during a recent military assembly in the presence of Otelo de Carvalho.

wars, and then being excluded from sensitive alliance bodies such as the Nuclear Planning Group because of the stridently Left-wing nature of the Government and military leadership during the first 18 months after the revolution of April 25, 1974.

Lisbon is now trying to negotiate a major equipment and training aid package with its Nato allies, offering in exchange to streamline its own armed forces into a more effective, conventional army able to make a full commitment to the alliance. In principle, Lisbon's Nato contribution is a division, or 15,000 men, but that has long been regarded as only a paper commitment.

Although final plans have not yet been officially approved, the army has already been trimmed to 38,000 men, compared with a total of 210,000 at the height of the African wars. A reorganisation plan prepared by army planners at the prompting of General Ramalho Eanes has suggested that this be reduced even further, to 26,000 men divided into two corps—the intervention corps and the territorial corps—backed by a small administrative support group. The intervention corps would be almost wholly composed of regulars and would be modelled on the commando regiment, whose 1,300 men played a central part in putting down the November uprising.

According to the plan, the intervention corps would be the heart of Portugal's Nato contribution, its men, highly trained and highly mobile like the commandos, whose

armoured personnel carriers (a locally manufactured version of the Cadillac Gauge APC) have become something of a symbol of the political debate between Left and Right.

The territorial corps would be more like the traditional Portuguese army, composed mainly of conscript infantrymen. Military planners in Portugal believe that there is a case for maintaining some form of conscription, if only because the army has long

training in the techniques needed for a modern land war in Europe, notably in the co-ordination of infantry, artillery, and armour. This reflects the fact that from 1960 onwards the emphasis was placed overwhelmingly on producing infantrymen while artillery was largely used for static defence of jungle base camps. Changing from one technique to another also lies at the heart of plans for the air force which, it is suggested, will eventually be brought down to around 8,000 men, including the paratroopers who remain an air force responsibility.

The paratroopers have been heavily purged for their part in leading the November uprising and only a little over 100 are currently under arms. Nevertheless, the unit is expected to be rebuilt from veterans who returned to civilian life only to find that in Portugal, as elsewhere, lengthening queue lines are the most effective recruiting sergeant.

The Portuguese air force is hoping to replace its present Fiat G-91s and squadron of veteran Super-Sabres with a modern fighter bomber capable of allowing it to play a close ground support role for the army.

At the same time, Lisbon's decision to extend its territorial waters to 200 miles will provide the air force with a long range ocean patrol duty, particularly since the decision includes the waters around Madeira and the Azores. The air force is reportedly hoping to arrange terms which would enable it to

acquire the Lockheed Orion coastal patrol aircraft.

The navy, currently with 12,000 men, including 3,000 marines, is likely to go down to a total of 10,000. It too, needs new equipment but finding it is likely to prove more difficult than in the cases of the army and air force.

All Nato members have expressed an interest in helping Portugal rebuild its armed forces but only two—the U.S. and West Germany—have anything like the financial means to offer Lisbon the credit terms that it will need. It is understood here that the lion's share will fall to West Germany, if only because of the important role Bonn already plays in supporting other areas of Portuguese life.

The poorer Nato countries, including Britain, are expected to restrict their role to offering staff courses for Portuguese officers and other training assistance.

No sum has yet been attached to the aid programme since most of the present negotiations are intended to establish roughly what might be available globally before precise details are thrashed out. The Portuguese are particularly anxious that new equipment should come from as narrow a range of sources as possible in order to avoid costly maintenance overheads.

In the meantime, the military leadership is determined to prove its eagerness to play a full Nato role, for example deploying Portuguese ships in the recent Open Gate 78 Nato manoeuvres around the western approaches to the Mediterranean in conjunction with vessels from seven other countries. The Nato flotilla steamed into Lisbon without incident this month. A year ago the arrival of a similar force sparked off mass demonstrations against the alliance.

## Helsinki compromise

BY LANCE KEYWORTH

HELSINKI, May 17.

THE CHANCES that Finland's Prime Minister Martti Miettunen will withdraw his Government's resignation submitted on May 13 appeared to grow stronger during the week-end. Three of the five parties in the coalition cabinet agreed to accept President Urho Kekkonen's compromise proposal—one of them, surprisingly, the Finnish Communist Party, which precipitated the crisis by withdrawing its support for the Government's proposals for higher tax rates.

In a last-minute attempt to save the Government, President Kekkonen asked the five parties whether they would continue to serve if the Finnish Communist Party was allowed to vote against a proposed increase in the turnover tax rate. This tax increase

was the main issue which all but the Communist Party considered crucial to stabilise Finland's troubled economy.

The Central Committee of the Communist Party voted on Sunday to continue in office on the President's terms. The Swedish People's Party and the Social Democrats will announce their decision tomorrow. The latest developments put the Social Democrats in a quandary as the other Left-wing party in the Government. An increase in indirect taxation will be politically unpopular, yet it appears that the Communists will be able to oppose it and still remain in office. The President's proposal places the Communist Party in a privileged position, if the Social Democrats accept it, which is beginning to look likely.

## EEC output increasing

BRUSSELS, May 17.

INDUSTRIAL PRODUCTION in the European Economic Community (EEC) has made further progress in recent months and the upswing now seems to have firmly established itself, the EEC Commission said in a report published today.

In February, the seasonally adjusted industrial production index for the whole of the EEC was 8.5 per cent up from the low point reached at the middle of 1975, the Commission said.

The revival is due primarily to expansion in the motor industry where February's production was up 8 per cent on the month and 24 per cent up on the year, according to the Commission.

It also noted particularly high growth rate of production in the food, drink and tobacco industries.

Production in the chemical industry and, to a lesser extent in iron and steel is also buoyant, the Commission report said.

By contrast, activity is still relatively subdued in other raw materials and producer goods industries, in textiles, the paper and board industry.

The performance of the capital goods industry, particularly of those firms manufacturing plant and machinery, is very uneven although overall, this industry sector is experiencing a gradual recovery, the Commission said.

The improvement in building and construction as a whole seems to have gained momentum in recent months, the report added.

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*Eric Varley*

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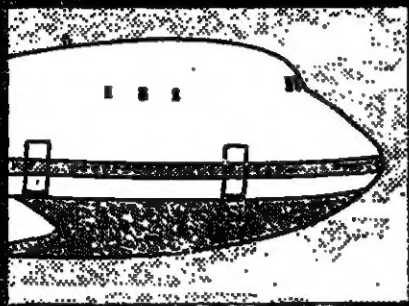
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## COMPANY NOTICES

### THE DREYFUS INTERCONTINENTAL INVESTMENT FUND N.V.

#### NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of The Dreyfus Intercontinental Investment Fund N.V. ("The Fund") has been called by the Management and will take place at Handelskade 8, Willemstad, Curaçao, Netherlands Antilles on May 25, 1976 at 11.00 a.m.

#### AGENDA

1. To reduce the Fund's authorised capital from 6 to 4 million shares to avoid the possibility of the automatic liquidation of the Fund.
2. Consideration of a dividend.
3. Approval of Financial Statements for the fiscal year ended August 31, 1975.
4. Related Business.

The foregoing items may be approved by a majority of the shares cast on each item. Copies of the Annual Report of the Fund containing the Financial Statements for the fiscal year ended August 31, 1975 and form of proxy—available in English or German without cost to the Shareholder—may be obtained from the principal office of The Dreyfus Intercontinental Investment Fund N.V., Post Office Box N3712, Nassau, N.P., Bahamas Islands, from the offices of the banks listed below, or from

Dreyfus GmbH  
Maximilianstr. 21  
8 Munich 22, West Germany  
Tel. 089/220702, Telex 529392

Holders of bearer shares will be admitted to the Meeting on presentation of their Certificates or presentation of a voucher which may be obtained from any of the banks listed below.

Holders of bearer shares may vote by proxy by mailing a form of proxy and a voucher obtained from one of the banks listed below to Messrs. W. van Bokhorst and E. G. Koopmans, The Dreyfus Intercontinental Investment Fund N.V., c/o Curaçao International Trust Company N.V., P.O. Box 812, Willemstad, Curaçao, Netherlands Antilles. The form of proxy and voucher must be received by Messrs. van Bokhorst and Koopmans by May 24, 1976 to be voted at the meeting.

#### BOWLING GREEN COMPANY LIMITED.

Managing Director.

By  
Michael A. Glass,  
Vice-President.

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Luxembourg

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## CONTRACTS AND TENDERS

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## CONTRACTS AND TENDERS

### UNITED ARAB EMIRATES

Ministry of Electricity and Water

P.O. Box 1672, DUBAI

The Ministry of Electricity and Water for the United Arab Emirates invites Tenders for the following works—

Tender No. N4251 Specification No. N21.6/1379

Desalination Plant of multi-stage flash design at the federal power station to be constructed at Hamriyah near Umm Al Quwain. The plant will consist of three lines each of 13,640m<sup>3</sup> per day capacity including all mechanical and electrical plant and equipment but excluding civil engineering works. Steam and electrical power will be provided by others.

Applications for Tender Documents should be made during normal office hours at the Ministry's offices in Abu Dhabi or Dubai in the U.A.E. or at the U.A.E. Embassy in LONDON. Only Tenderers who have engineered similar installations in excess of 3,500m<sup>3</sup> per day which are already in service will be considered. Each tender fee is Dirhams 2,500 if collected in the U.A.E. or 300 pounds Sterling if collected in London payable in cash only and is now refundable. Tender Documents will be available from 24th May, 1976.

Tenders must be valid for 100 days. Tenderers must be accompanied by a Bid Bond in the form of an unconditional Bank Guarantee of DH 8,000,000 (8 million) valid for 130 days. The successful tenderer will be required to replace this with a Performance Bond equal to 10 per cent of the total Contract Sum for the period of the Contract. The Tender Documents must be complete and submitted in quadruplicate. Each copy shall be enclosed in a plain envelope not bearing any identification of the Tenderer and marked only on the outside with the Tender number and title "Desalination Plant". Four copies shall be addressed to—

His Excellency The Chairman,  
The Permanent Committee for Projects,  
Ministry of Planning,  
P.O. Box 2847,  
ABU DHABI U.A.E.

Tenders must be received not later than 17.00 hours on 22 August, 1976.

This advertisement is a complementary part of the Tender Documents. It is important that the plant is in commercial service as early as possible in 1979.

Abdulla Bin Humaid Al Qasimi  
Minister

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## OVERSEAS NEWS

### Arab youth shot dead as riots sweep West Bank

(West Bank), May 17.

A 20-YEAR-OLD Arab resident of a Palestinian refugee camp near Jerusalem was shot dead during anti-Israeli riots which swept the occupied West Bank of the Jordan to-day.

The youth, Abdalla Mustafa, was shot when Israeli troops broke up a violent demonstration by 200 residents of the Kalandia refugee camp near Ramallah, north of Jerusalem. Israeli sources said. An immediate investigation was opened.

Further north in Nablus, the largest town in the West Bank, virtually the whole town joined in street disturbances to-day in protest against the shooting of a 17-year-old girl yesterday.

Riots were also reported in the West Bank towns of Jenin and Tulikarem.

#### Slogans

Israeli troops used water cannons to break up the demonstration in Nablus who threw stones at Israeli forces and shouted slogans like "murderer". A curfew was imposed on large parts of the town.

Troops and border police were rushed into the towns and

villages in the northern sector of the West Bank in a show of force to try to prevent disturbances following the death of the girl, Lina Wabulsi, a member of a prominent Nablus family and an active nationalist.

According to Israeli authorities, Lina Wabulsi was shot accidentally by a soldier chasing stone-throwing youths yesterday. But residents of the house where she had taken refuge said she was shot by a burst of fire from the soldier. Before her burial, reporters saw the body with two bullet wounds in the head.

The Chief of Staff, Lieutenant-General Mordechai Gur, is personally heading the investigation of the incident.

Reuter  
Israel feature Page 14

### Vorster will not resist SWAPO presence at Namibia talks

BY JOHN STEWART

CAPE TOWN, April 17.

THE SOUTH AFRICAN Prime Minister, Mr. John Vorster, said in Parliament here to-day that if the South West Africa (Namibia) Constitutional Conference invited the participation of the South West Africa Peoples Organisation (SWAPO) to join in the talks he would not interfere.

The statement goes further than any previous Government pronouncement in recognising the importance of SWAPO in Namibia, but Mr. Vorster simultaneously phrases it with heavy qualifications. It comes within days of the death sentence being passed on two SWAPO members, convicted under South Africa's own Terrorism Act, which seems certain to impede previous tentative moves to involve the Organisation in the talks.

Mr. Vorster recounted his version of a conversation he had with U.S. Senator Charles Percy in Cape Town on April 23 this year. Asked by Senator Percy whether he would be prepared to invite SWAPO participation in the talks, Mr. Vorster replied that the Conference had not been arranged by South Africa. It could therefore not invite people to take part in it.

President Kenneth Kaunda of Zambia said yesterday that he would support outside military assistance for Rhodesia's African nationalist guerrillas if South Africa intervened militarily in the dispute, our Lusaka correspondent writes.

He added that a conflict of state powers was looming in southern Africa, in which the status of the region would be pawns in the power game of nations intent on world hegemony.

He told a meeting of his Ministry's parliamentary consultative committee that 34 printing presses had been seized, the Indian News Agency Samachar said.

Tens of thousands of people have been arrested under the emergency imposed last June but the Government has issued no precise figure.

Mr. Mehta and Home Minister Brahmamanda Reddy told committee members the Government would not relax its vigilance on the activities of elements seeking to frustrate the emergency.

Mr. Mehta said India was wedded to democracy and that the Parliament and the Supreme Court were functioning with full freedom. He denied a suggestion that corruption, slackness and high-handedness had increased in the police force during the emergency.

He said more than 5,124 police men from constables to senior officers, had been retired to weed out the corrupt and inefficient.

Mr. Mehta added that greater attention was being paid to eliminate corruption in departments such as the railways, tax and supplies.

AP-DJ reports from Calcutta: The Bangladeshis protesting against the Indian dam project on the Ganges River resumed yesterday morning toward the Indian border, Bangladesh Radio reported.

Some Indian newspapers reported that disorder developed on Sunday at the marchers camp but the Radio Bangladesh morning broadcast denied there was any disorder among the thousands of marchers led by 85-year-old nationalist Maulana Bhashani.

Iqbal Mirza writes from Karachi: Prime Minister Zulfikar Ali Bhutto of Pakistan has said that the India-Pakistan agreement signed on Friday had cleared the decks for negotiations on the Kashmir issue.

The 100-strong raiding party burned the bodies killed in the fighting—the dead were said to include four children and two women—and then gutted the camp, according to newspaper reports. Ten people were reported wounded.

The attack, latest in a series of guerrilla attacks in southern Thailand this month, was made on a camp in the remote Than Sala area of Nakhon Si Thammarat Province 750 miles south of here early yesterday. Newspapers here described the raid as a massacre.

The camp was one of several in south, north and north-east

### Big Iran gas find

NEW YORK, May 17.

However, he cautioned that the reserve estimate is preliminary. "There are two wells down and two wells being drilled. The figure of 180 trillion cubic feet is based on what we know so far and it assumes that what we've seen in the first couple of wells will continue through the rest of the field."

Quoting Japanese petroleum industry sources, the Japanese newspaper Asahi, said over the weekend the gas deposit was discovered by Kanagan Liquefied Natural Gas of Iran and confirmed by Degolyer and MacNaughton, a Texas-based engineering concern.

According to one source familiar with the project and the Degolyer and MacNaughton report, the discovery is potentially the world's largest single oil field.

Asahi said the deposit is five miles off the Iranian coast, 11,600 feet below the sea bottom. Kanagan Liquefied Natural Gas was established in 1974 and is owned 50 per cent by National Iranian Gas, Iran's State gas concern, the rest by overseas interests.

AP-DJ

### Communists in Thai raid

BANGKOK, May 17.

Thailand where the Government trains volunteers for its village defence programme. The volunteers supplement regular army and police patrols in guerrilla areas.

The attack took the camp of about 30 volunteers and 15 soldiers and their families by surprise.

They fought back for about two hours before the guerrillas broke into the camp and forced the defenders to retreat into the surrounding jungle. The raiders seized more than 100 guns.

A few hours earlier, further south in Yala Province, near the Malaysian border, Thai Muslim separatists mined a railway track and disrupted rail traffic for several hours.

Reuter

### Tax indexation for Australians

The Australian Government has decided to introduce a new income taxation system by which income tax will be indexed to the rate of inflation.

The measure, which will be introduced by the Government in July and the Government is understood to be considering similar measures for taxing company incomes.

The decision, as currently understood, is likely to mean a discount of more than 15 per cent for taxpayers. It had been expected that tax indexation would be introduced in stages because of its cost in terms of revenue forgone—currently about \$A1,200m. (about £804m.) in a full year. The Prime Minister, Mr. Malcolm Fraser, last night

made it clear that there would be drastic measures to offset the income lost by introduction of tax indexation.

Japan-Cuba talks

The Cuban Deputy Premier Carlos Rodriguez arrived in Tokyo yesterday for talks to promote trade and economic relations with Japan, reports AP-DJ.

His five-day visit follows a six-day visit to Japan by Emilio Lezcano Viqueira, managing director of the Cuban Sugar Export Corporation, Cubazucar.

Lockheed probe

Officials have begun investigating possible tax evasion by about 20 top Japanese Government officials and members of Parliament suspected of having received pay-

ments from Lockheed, the newspaper Asahi, Shimbun said, AP-DJ reports.

The paper said the Tokyo tax bureau "has listed about 20 former Cabinet Ministers and Government officials plus some Opposition politicians suspected of having received Lockheed payoffs."

Steel dispute

Israel's only steel factory, half-owned by West German interests, was partly closed yesterday by a labour dispute, AP-DJ reports.

Officials of the Israel steel mills at Akko said the melting department was shut down after a workers' protest on Sunday, and 80 tons of molten steel had to be poured on the ground.

Workers at the mills, known as Steel City, for weeks have been refusing orders to transfer from the rolling mill to the foundry.

### Syrian role in Lebanon under heavy pressure

(West Bank), May 17.

MAJOR ABDEL Salam Jalloud, the Libyan Prime Minister, arrived in Beirut yesterday for talks with the Left-wing leader Kamal Jumblatt after meeting Syrian President Hafez Assad and Palestinian leader Yasser Arafat in Damascus.

His visit is seen as an attempt to patch up differences between the Syrians and the Lebanese. Left-wing and the Palestinians, it coincides with hints that the Lebanese Christians may be moving away from a Syrian-imposed solution to the Lebanese crisis towards a pan-Arab one.

There are also reports that President Assad is having to impose severe restrictions on the Syrian Communist Party, which is part of the National Front coalition, because of its opposition to his policy in Lebanon. There have been unconfirmed reports from the Syrian capital that the Communist Party has suspended its membership of the National Front. This is increasing the pressure on Syria to reach an agreement with the Palestinians and the Left wing in Lebanon.

Major Jalloud yesterday met the Grand Mufti, Sheikh Hassan Khalid, but it was not known if he would meet President-elect Elias Sarkis, who was conferring with the incumbent President, Mr. Suleiman Frangieh, at the latter's headquarters in the Christian port of Jounieh.

Meanwhile, the heavy fighting which began in Beirut on Sunday appeared to have spread to the mountains behind

the city where rival militia

units were reportedly suffering

serious casualties.

Ten Palestinian children

were killed and 30 wounded

yesterday at the refugee camp

of Tal al Zaatar in the eastern

suburbs. A shell fell on the

local kindergarten.

Overnight, more than 1,000

rounds of Soviet-made rockets

and 155-mm. Howitzer cannon

shells were reportedly fired,

knocking down dozens of buildings

in Beirut's Muslim and

Christian areas.

On Sunday a shell fell at a

case at the Palestinian refugee

camp of Sabra, killing a number of

people and wounding many

others. The largest number of

casualties on Sunday was when

a shell hit a Modern crowd

leaving a cinema at the

western quarter of Mazraa.

With the Lebanese Right

and Left further apart than at

the time of Mr. Sarkis's election

nine days ago, and with the

fighting increasing, the

Syrian role in the crisis ap-

pears to be in eclipse, and

there is renewed talk in

Beirut of playing a pan-Arab or

international approach to the

crisis. Dr. Lucien Dabbah, a

former Foreign Minister and

now foreign affairs adviser to

Mr. Frangieh, is visiting Paris

to investigate the possibility of

France's playing a bigger

role in the crisis.

The French Government's

special envoy, M. Georges

Gorse, is expected in Beirut

on his third mission to

Lebanon this year. France has

reportedly hinted that it would

be prepared to send military

observers to help maintain law

and order should a Lebanese

authority request it. France

is said to be more ready to act

on a call from the President

elect than from Mr. Frangieh.

A statement issued by Mr.

Frangieh's office on Sunday

categorically denied that Mr.

Frangieh would step down

after a new Head of State had

been elected. This is seen as

a snub to the Syrians who are

thought to have pressed for

the election of Mr. Sarkis in

return for the resignation of

Mr. Frangieh and to have seen

Mr. Sarkis as a means of re-

talining their influence in

Lebanon. Both the Palestinians

for whom Syrian intervention

has been counter to their

interests, and the Left-wing

now seem to prefer a joint

Arab role in Lebanon. If they

cannot regain Syrian support

if the Right-wing in Lebanon

turned away from Syria it

would be a serious blow to

President Assad, who would

want to contain the Palestini-

ans while controlling the

destiny of Lebanon. But there

are indications that because

of the weakness of his position,

with a large, clandestine

Syrian military presence in

Lebanon, he has come under

pressure to settle with both

the Left-wing and the Palesti-

nians. The pressure is thought

to have come from the Soviet



## HOME NEWS

Economy moves  
boost Post  
Office finances

BY DONALD MACLEAN

THE POST OFFICE has improved substantially on profit and loss targets for 1975-76. A surplus well over £100m. is understood to have been earned on telecommunications, while on postal services the Government has apparently had to finance a deficit of only £35m.

The telecommunications surplus, which may have been about £150m., compares with the £30m. surplus projected after the autumn increases in charges. The apparent postal deficit compares with an earlier forecast of £70m.

The Post Office accounts for the year are due in July.

Behind the relatively strong financial performance are internal economies and a buoyant demand for Post Office services in spite of recent substantial increases in charges.

The Post Office made economies of £33m. in telecommunications and £35m. in postal services in the calendar year 1975. These offer a rough guide to the level of economies in 1975-76.

The turnover on telecommunications business has been estimated unofficially at £2bn., against £1.4bn. in 1974-75.

The increased profits on this side of the business may enable more of the Post Office's capital investment programme to be financed from revenue, rather than borrowing. In 1974-75, borrowing financed 60 per cent of the telecommunications capital programme.

● The Confederation of British Industry said yesterday in evidence to the Carter Committee inquiring into the Post Office that management of postal services should be separated from telecommunications.

Row looms  
over £24  
television  
licence

BY ARTHUR SANDLES

A ROW over the financing of the BBC is likely in the next few months as the corporation marshals its case for an increase in the colour television licence fee from £18 to £26-£28 next year.

A licence fee of this size is likely to provoke considerable protest because of the implications for low income families.

The BBC said last night that it was preparing its arguments, but would not give any firm figures. However the increased fee required to maintain the present services would be "substantial."

## Awkward

It seems likely that the corporation will face the Government with an awkward choice. A £27-plus licence fee may be sought with the object of restoring the cuts that have been made during the recent economy drive (consolidation of Radios 3 and 4, more TV repeats, and reduced programme budgets among them).

The BBC might then grudgingly settle for perhaps £26, keeping the annual fee might appear too high a burden for many people in the present economic circumstances and a response of "let them view monochrome" might also be regarded as political paternalism.

The Government has already been criticised for allowing the colour/monochrome gap to widen too much. The present monochrome fee is £8 and has been kept low deliberately so that pensioners should not be robbed of their viewing.

One result of this has been that potential colour set sales have been diverted to monochrome, although the British television set industry is geared towards colour production.

Too low a monochrome fee hits the manufacturers and also, incidentally, the BBC, which needs a high level of colour sales to produce additional revenue.

Development  
cash sought

DOXFORD ENGINES, the State-owned marine engineering company, is to ask for more State aid to develop the Seahorse engine. So far the Government has contributed £350,000 of the £2m. cost.

The company, which has developed the engine with Hawthorn Leslie, wants to carry out research on a large version of the Seahorse and the possibility of burning poorer fuels. The two firms have still to win their first order for the Seahorse.

Anti-inflation  
drive begins

By Our Midlands Correspondent

A NEW counter-inflation campaign, Working Together Against Inflation, was launched in Birmingham yesterday by a group of nationally-known companies. It has been introduced at Teacher's whisky bottling plant in Glasgow and is used by engineering employers' associations in the West Midlands and Bristol.

The campaign involves all levels of the industrial population through participation in a training programme explaining the myths, misunderstandings and roots of inflation.

## MOULINEX

Consolidated Sales and Results for 1975

**Sales:** Consolidated sales before tax in 1975 amounted to Frs. 1,263,889,000 as against Frs. 1,056,138,000 in 1974, an increase of 19.67%.

Two subsidiaries (out of the eleven existing in 1975) were not included in these figures: Australis (incomplete financial year in 1975) and Spain (majority take-over in June 1975).

**Profits:** The net consolidated profits, after tax and staff participation, amounted to Frs. 39,908,329 as against Frs. 26,117,509 in 1974, an increase of 49.36%.

**Bonus Shares:** A distribution of new bonus shares to shareholders will take place at the beginning of the second half of this year at a ratio of one new share for six old shares, effective as from January 1, 1976.



Mr. Hugh Scanlon, president of the AEUW, speaking at the union's conference at Scarborough yesterday.

British Steel gives top post  
in Wales to ex-Yorks man

BY ADRIAN HAMILTON

THE BRITISH Steel Corporation yesterday announced the formal appointment of Mr. P. D. Allen, former director of its problem-ridden Port Talbot works as managing director of its new Welsh Division with effect from June 1.

Ironically, the appointment of Mr. Allen, a former United Steel Company executive, comes at a time when a report by the Welsh Labour Party bitterly criticises the dominance of Yorkshire United Steel men in Wales since nationalisation.

The draft report, prepared for a Select Committee investigation into British Steel, represents an unusual regional party step in submitting evidence in this way.

Reflecting widely-held opinion among the unions and some customers of British Steel in South Wales, the brief report contains a stinging attack on the corpora-

tion for consistently introducing outsiders into Wales and for the way in which, according to the authors, central management has become divorced from local conditions in Wales.

It says that senior management of the strip-mill and tin-plate plants of South Wales has almost exclusively been drawn either from head office with little practical experience of plant conditions or from the old United Steel companies of Yorkshire, with what is described as an arrogant attitude to local problems.

Far from improving the situation, the new management structure would actually make it worse by its separation of regional production from central decision-making on prices and production scheduling.

The report also urges a more

flexible and more profit-conscious policy of investment by British Steel, and with some contradiction, calls for the immediate implementation of the Port Talbot investment programme as a separate issue to the continuance of steel-making at Shotton.

British Steel yesterday declined to comment on the draft report, which it has yet to see. But on previous occasions, it has tended to dismiss criticism as merely showing how regional loyalties still survive and provide obstacles to the development of a national state steel industry.

Nevertheless the report undoubtedly reflects the lack of morale and serious underlying problems which exist in Wales and which Mr. Allen—who is incidentally more respected in Wales than some of his predecessors—has to face.

The report also reflects some of the criticisms being made of the new British Steel structure, which replaces product-based profit centres by a regionally-based production management system. London-based units to manage sales and production scheduling.

ICL plans  
to move  
projects  
from U.S.

By Christopher Lorenz, Electronics Correspondent

INTERNATIONAL COMPUTERS is to shift manufacture of two product lines from the U.S. to Britain, it announced yesterday. The move will be made early next year, and could provide several hundred additional jobs.

Rights to the products, the System 10 computer system and the 1500 intelligent terminal, were taken over as part of ICL's purchase of Singer's non-U.S. business machines activities.

Since March, when the purchase was announced, ICL has been assessing the Singer products in order to decide whether to continue to sell them.

They are now being made at the former Singer plants in New Mexico and Connecticut, which ICL did not buy.

The number of jobs to be created in the U.K. is still uncertain. This depends on several factors, including whether ICL can hold or increase sales of the two products, which totalled about £50m. last year.

The production build-up could also be used to offset any reduction in labour elsewhere in the group: ICL still has a lower output per man than several of its competitors.

Apart from the promise of more jobs, continuation of the two product lines should strengthen ICL's position at the bottom end of the computer market, which is growing much faster than the middle and upper end.

ICL has decided that the overlap between its own smallest system, the 2903/20, and the System 10 is less than expected.

The decision to continue with the 1500 terminal was more obvious since this considerably broadens the company's offering to the market for "distributed processing," the geographic distribution of computer intelligence, by contrast with its traditional concentration in large central installations.

Technical Page—Page 11

Hull Docks  
traffic up

TRADE through Hull Docks has risen by more than 100,000 tonnes so far this year to 1.7m. tonnes, compared with the corresponding period last year.

Passengers using the port are up 30,000 to more than 93,000. Last year total trade fell by 5,000 tonnes to 372,000.

Unilever man picked  
as NEB planner

BY MARGARET REID

A NEW senior post of director of planning has been created at the National Enterprise Board, the State-financed body which has shareholdings in a range of companies including British Leyland, Rolls-Royce (1971) and several smaller concerns.

The appointment has gone to Mr. Maurice Marks, aged 47, head of the economics and statistics department of Unilever. He will join the Board at the beginning of August.

The Board, whose chairman is

Lord Ryder, said yesterday that Mr. Marks would be concerned with developing the strategy and corporate plans of the Board.

This would be in the context of the Government's general industrial strategy and the work which was proceeding under the auspices of the National Economic Development Council.

Mr. Marks is also to advise Lord Ryder and the Board on the wider economic aspects of the corporate plans of Board companies and of major proposals for investment.

Town and City makes  
£30m. Rotterdam deal

BY QUENTIN GUIRDHAM

TOWN AND CITY Properties has completed what is probably the largest ever property sale in Holland.

The municipality of Rotterdam has paid the British group about £30m. for two twin office towers, totalling 726,000 sq. ft. for its own use.

About £4m. of the price will be paid in taxes, making the value of the deal to Town and City £26.6m. The book cost of the company's interests was £21.8m.

The two buildings, known as Europoint 2 and Europoint 3, are in Marconplein. One tower has been available for letting for more than a year, but little of the space was taken.

Mr. Jeffrey Sterling, Town and

City's chairman, said yesterday that large blocks had threatened to be difficult to dispose of. He was impressed by the speed with which the municipality had gone through with the acquisition after the council had voted in favour of it.

It had been assumed that Town and City might make a large loss on the buildings, but this was not so.

Most of the proceeds have gone to pay off the short-term Dutch guilders loans financing the development.

Other foreign debts could also be repaid, so that Town and City's exposure, due to the weakness of sterling, would be reduced while its general aim of cutting gearing was continued.

Register for journalists  
proposed by IOJ

A PLAN for a journalists' register was proposed yesterday by the Institute of Journalists in evidence to the Royal Commission on the Press.

"The plan would have many of the advantages of the closed shop — though not, of course, in an industrial sense," said Mr. Bob Farmer, the institute general secretary.

Under the scheme, all mem-

bers of the IOJ and the National Union of Journalists would automatically be included—together with anyone else who could satisfy a Board on eligibility for membership of these organisations.

The Board would also act as a disciplinary agent for maintaining professional standards — members who had complaints upheld against them by the Press Council and then by the Board could be removed from the register.

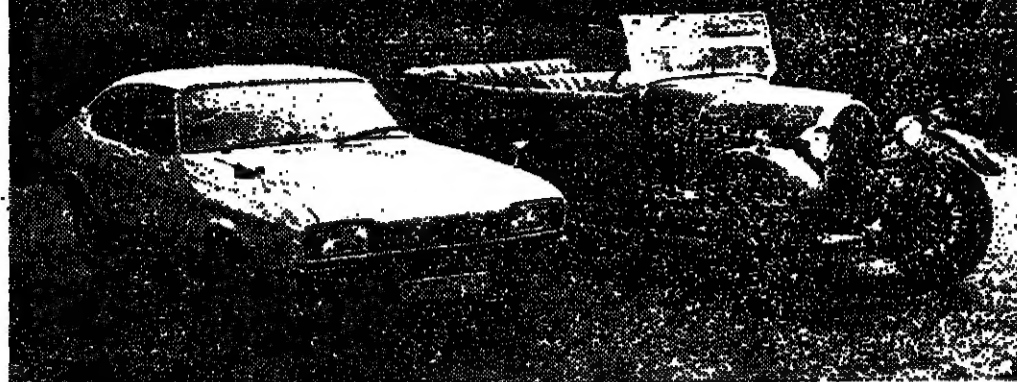
Mr. Farmer admitted that it was likely to be opposed by the NUJ who, he said, were likely to press for an ordinary closed shop.

Mr. Tony Chater, editor of the Morning Star, told the Commission that a closed shop, far from being an "affront" to freedom, would help defend it. Much of the discussion about a threat to Press freedom was "a lot of cant."

Mr. Chater said that he believed an editor would still be appointed by the Board, and not the union, and would be better able to resist pressure from a newspaper's owner if he were a member of the National Union of Journalists.

The discussion had "much more to do with making a last-ditch stand on the closed shop principle than with the freedom of the Press."

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## HOME NEWS

# Category 3 companies cut prices by £7m.

By Elinor Goodman

BRITAIN'S SMALL companies had to cut their prices by £7.08m last month to wipe out profits defined as excessive under the Price Code.

The companies concerned were all classified as Category Three businesses, which do not have to notify the Price Commission of proposed price rises, but are still expected to keep within the rules of the Price Code.

The excess profits were disclosed by the investigations of the commission's regional offices. The figure was considerably higher than in recent months because, with fewer special investigations to work on, the regional offices had more time for routine inquiries.

By far the largest number of Category Three companies making excess profits were among distributors. In all, 202 distributors had to make price reductions as against 44 manufacturers, which represents nine professional firms and six construction companies.

A further 16 notifications for price increases from Britain's largest companies were turned down last month, among them applications from ICI, Monsanto and Kraft Foods. Another 38 notifications were withdrawn while 69 price rises applied for were cut by the Commission.

## Shipyard men lose jobs as orders end

ANOTHER 80 men will be made redundant at the week-end after the launching yesterday of the last vessel on the construction stocks of the Drypool group of Humber-side shipbuilders at Beverley.

The group has been managed by a receiver since September. Although the company's Selby shipyard has been successfully taken over by the United Towing Company of Hull, the future of the Beverley and Hull shipbuilding interests is still in the balance.

Eighty men will continue to be employed at the Beverley yard until September, when they, too, will lose their jobs unless the receiver can find a buyer.

# Ninian pipeline may carry oil from Heather field

BY RAY DAFTER, ENERGY CORRESPONDENT

UNION OIL OF CALIFORNIA is expected to decide on the method of exploiting its Heather oilfield within the next two months.

The field is due to start producing oil in 1978 from a platform being constructed in Ardersier, Scotland.

It is not known yet whether the four-company group, led by Union Oil, will decide to ship the oil ashore in tankers or will feed the crude through British Petroleum's Ninian pipeline to Sullom Voe in the Shetlands.

It is thought, however, that the pipeline route will be chosen. Union Oil is discussing possible arrangements with BP.

## Not committed

The Union Oil group has spent at least £2m on adapting the platform to give it flexibility in development. This step was taken partly as a result of concern about delays at the important Sullom Voe terminal.

The group expected to use the

Ninian pipeline, but had second thoughts when a dispute between the oil industry and the Shetland Islands Council looked like delaying the Sullom Voe project.

Although Union Oil investigated the possibility of using the tanker-loading method of exploitation, it has not committed itself to ordering offshore loading facilities.

The field, which has an estimated 150m. barrels of reserves, should be producing at the rate of 25,000 barrels a day by the end of 1978. By 1979 it should be at peak production of 50,000 b/d.

Although the Ninian Field is being developed by Chevron, the pipeline is to be operated by BP which has a stake in the Ninian reserves.

The pipeline, with 1m. b/d capacity, was deliberately planned with excess capacity to accommodate oil flows from other reserves. Ninian, for example, is expected to produce

310,000 b/d in the early 1980s. Union Oil's renewed interest in the pipeline stems from the fact that the industry seems more hopeful of reaching a solution about storage facilities at Sullom Voe, a point made by Shell recently.

## Long tow

Other interests in the Heather field, on block 2/5 of the North Sea, Skelly, Tenneco and Norwegian Oil.

The start of the longest tow of a North Sea production platform is due to begin to-day when the Frigg Field TPI concrete platform is expected to leave Loch Fyne, Argyllshire, on the start of a 900-mile voyage.

The 130,000-ton gas treatment platform was designed and developed by Sea Tank of Paris for Elf Norge. It was constructed by Sir Robert MacAlpine and Sons at a total cost when finally produced and completed of over £60m.

# About 50m. tons of good coal found

THE NATIONAL Coal Board yesterday confirmed that it had found about 50m. tons of good quality coal at workable depths near Thorne, Doncaster.

A 500,000 exploration programme has not been completed yet, but Coal Board prospecting teams have proved the High Hazal seam at about 5 feet thick and a "virgin" belt of the Barnsley seam up to 7 feet thick in the area between Yorkshire and Humberside.

Surfing bore holes and underground boring from roadways of the former Thorne Colliery, abandoned in 1957 but kept "in mothballs", are being used to map out the coal.

Mr. Jack Wood, the Board's Doncaster area director, said: "It would appear that there is scope for additional productive capacity in this area, but a decision cannot be made for some time yet as further proving and investigation has to be carried out."

## Prospects

Two surface bore holes, at Swinefleet and Crowle Common, will be sunk to examine long-term prospects of working a colliery.

The coal is between 2,500 feet and 2,800 feet deep, well within the Board's present mining capability. Mr. Ron Gossens, Coal Board Yorkshire geologist, describes the coal as uniform in thickness and very clean.

The find is regarded as important for the medium and long-term future of mining in Yorkshire. It is a major power station concentration and extends the present Doncaster coalfield well to the east.

The Yorkshire miners union is already pressing for major colliery developments to tap these reserves as well as others in the Barnsley area.

# Docks Board takes on 700 Hull workers

NEARLY 700 dockers at Hull will change employers with the takeover of the port's Ellerman's Wharves Ltd. by the Docks Board, the wholly owned subsidiary, the Hull and Humber Cargo-handling Company.

The Docks Board said yesterday that reduction in the number of port employers was in the long-term interest of good industrial relations and would improve efficiency and service.

No jobs will be lost under the new arrangement. The Docks Board's company now will employ nearly 1,600 of the port's 2,300 dockers.

## APPOINTMENTS

# David Lavender joins THF main Board

Mr. David Lavender has been appointed director on the main Board of TRUST HOUSES FORTE. Mr. Lavender, who has been with the company for 23 years, has been purchasing director since 1970.

SIME DARBY HOLDINGS is to conduct its activities through three principal international divisions.

Mr. R. T. Constable becomes managing director, Eastern International Division, which will be based in Singapore. Mr. J. Youll will be managing director, Western International Division, from the Hague. Mr. A. J. Sumner and Mr. D. Park are to be joint managing directors, Malaysia Division, at Kuala Lumpur, and they will continue with a number of their present responsibilities.

Mr. J. D. F. Drum takes over as secretary of Sime Darby Holdings in succession to Mr. Constable.

Mr. B. W. Dwyer, a director and general manager of Smiths Industries Hydraulics Company, has been appointed a divisional director of SMITHS INDUSTRIES.

Mr. Duncan MacLeod has been appointed to the Board of the SCOTTISH PROVIDENT INSTITUTION. He is a director of the Bank of Scotland.

Mr. D. R. L. Duncan, a director of Charterhouse Development, has been appointed to the Board of the company.

## GOVAN SHIPBUILDERS

# A £50m. order boosts morale

BY JOHN WYLES, SHIPPING CORRESPONDENT

"WE ARE USED to crises here. I would hate to work for a more successful company, it must be awfully boring." Jimmy Airlie's laconic comment on the switch-back experience of working for Govan Shipbuilders would be echoed by most workers at Britain's other shipbuilding groups.

But Airlie, shop stewards' convenor at Govan, could be forgiven the note of satisfaction in his voice on Thursday as the order celebrated winning a £50m. order for six ships from Kuwait. The order removed the prospect of redundancies at the company's Govan and Scotstoun yards at the end of the year.

It would have made very little difference to the celebrations at the State-owned yard if the 3,600 workers had been told that the Government's willingness to underwrite possible losses on the contract as to the quality of ships produced at Govan, formerly part of the ill-fated Upper Clyde Shipbuilders.

Without significant productivity increases possible amounting up to 25 per cent, Govan is unlikely to make money on the contract. On present productivity performance, it could add losses of between £5m. and £10m. to the £50m. already poured in by the Government since the collapse of UCS.

## Pressure

Realisation that the Exchequer was again standing behind Govan has quickly travelled the 20 miles down the Clyde to Scott Lithgow.

With new orders so hard to come by, management and workers at Scott Lithgow appear ready after nationalisation to shed their traditional sense of independence and to seek Government backing to preserve jobs.

Having developed in recent years a keen pride in the fact



Two of the 23,200 deadweight tons cargo liners built by Govan Shipbuilders for the Kuwait Shipping Company.

a fortnight could determine whether Scott Lithgow will build the second ship of an order for two large oil tankers placed by the Israeli American company going to the Government for more than a £35m. grant and a £2.5m. loan, the growing mood now is that the order for Govan must be good for us.

Govan's shrinking order book has been closely monitored by the Department of Industry which agreed a few months ago to a reorganisation of the company's shipbuilding programme to avoid lay-offs this summer.

Without new orders, redundancies would have been unavoidable at the end of the year and the efforts the Government put into chasing the Kuwaiti business showed Ministers' desire to give any such political advantage to Scottish nationalism.

Mr. Callaghan, as Foreign Secretary, is said to have made a strong personal impression on

Sheikh Jaber al-Ahmed, the Kuwaiti Prime Minister, during talks in November.

Govan was invited to tender for the ships and the contract was so important that the Department of Industry drafted in Mr. Graham Day, chief executive, designate of British Shipbuilders to strengthen Govan's negotiating team.

Jimmy Airlie and his colleagues are not particularly worried about losing money to the Kuwaiti ships. More important to them is the fact that jobs are now secured well into next year and Govan has more time to prove, in Airlie's words, "that we can be as efficient as any yard in Europe."

Govan believes it has already done enough to place down the UCS record through industrial relations agreements bringing all trades together on a joint negotiating committee to pay and making jobs interchangeable, which, it is claimed, is a more comprehensive deal than can be found elsewhere in shipbuilding.

## Significant

Notwithstanding these moves, productivity has been slow although a £25m. yard modernisation programme must take "some of the blame for disrupting production." Significant productivity increases have only just started, through a programme of better output by the worker and of exhortation by management.

Now building eight ships a year, Govan's target efficiency would be reached on an average of 12, but a much healthier shipbuilding market might be needed before Govan could do enough to try to eat up its future work at such a rate.

# State backs training plan for 71 helicopter pilots

BY MICHAEL DONNE, AEROSPACE CORRESPONDENT

THE GOVERNMENT is to provide funds to help train 71 helicopter pilots this year.

The Government-sponsored Air Transport and Travel Industry Training Board, in conjunction with helicopter operators, is setting up a scheme to ensure the supply of pilots to meet Britain's future needs, particularly for the support of offshore oil and gas production.

## Total cost

The employers, who are sharing the major proportion of the cost with the Government, include Bristol Helicopters, British Airways Helicopters, British Executive Air Services and Management Aviation.

The would-be pilots will also contribute £2500 for each exercise helicopter pilot seeking

further training for civil jobs, and £1,000 for the other trainees who will need longer periods of training.

The total cost of training a pilot will be several thousand pounds, depending on the length of training needed.

Twenty places are being reserved for 18 and 25 and up to 35 places will be for helicopter pilots leaving the Armed Forces who wish to gain civilian licences. The rest will be for various categories of unemployed professional fixed-wing pilots wishing to transfer to helicopters.

Local Authorities and amenity groups round Heathrow and Gatwick Airports have been asked for their views on methods of reducing noise nuisance in the future.

The survey stems from a review of possible methods of noise reduction conducted by the Department of Trade.

## Possibilities

The working party's report, which has not been published, is believed to range widely over the possibilities, from a complete ban on all night-flying to technical methods of quietening jet engines.

The Department of Trade has written to the local authorities and other groups, pointing out best options, and asking for their comments.

In the light of these, and other views from airlines and manufacturers, the DoT will decide on future courses of action.

# Eleven-plus could break law

IF THE newly-elected Conservative

council of Tameside, Greater Manchester, retains selection after September, it could break the Government's law on comprehensive education which is expected to come into force in October.

The warning came yesterday within hours of the council holding its first meeting to discuss proposals for scrapping its Labour predecessor's plans to go comprehensive in September and instead hold a new 11-plus exam later this month.

The Department of Education said that while Tameside was not acting illegally at present, things could be very different should it refuse to comply with legislation going through Parliament.

The new Bill is designed to complete comprehensive reorganisation nationally, and employers the Secretary of State to ask refuse to comply with legislation to submit comprehensive schemes if they have not already done so. Unions representing the 3,000

teachers in the Tameside area have accused the Tories of a total lack of consultation. They point out that teachers have already been appointed to the new comprehensive and child-renewal have also been informed of their new schools.

Mr. Norman St. John Stevas,

Shadow Education Secretary, said: "An assessment of the situation is essential and the responsibility for carrying that out and deciding what action should be taken rests with the council. I have the fullest confidence in their integrity and their concern for the children."

# Continuous casting blast danger

BY OUR INDUSTRIAL STAFF

PRELIMINARY RESEARCH suggests that under certain conditions steel is likely to explode during continuous casting, according to Mr. Bill Simpson, chairman of the Health and Safety Commission.

Mr. Simpson told the Scottish branch of the Institution of Mechanical Engineers that the "catastrophic explosions" had wrecked foundries in the U.S. All involved aluminium alloys.

Although the continuous casting process was not used in many foundries in Britain, it was being adopted increasingly in industries such as aluminium, steel and copper.

The interim finding of present research at the University of Aston, Birmingham, were important because many people thought that only aluminium was dangerous because of its chemical reactions in certain circumstances.

The research suggested that explosions were physical in origin rather than chemical. There was also risk of explosion when liquids were mixed, with the liquid being above the bulk point of the cooler.

A report of the research was published soon although the work was still a great deal more to be done, Mr. Simpson said.

# Metro manning dispute sparks Tyneside row

By Our Newcastle Correspondent

TALKS ABOUT ownership of the Tyneside railway on Tyne side continued in York yesterday. British Rail and the Tyneside Passenger Transport Executive are working on plans for a joint company to operate the system when it is completed in 1986.

Meanwhile, a 40m. bid for over new estimates which show that the unprofitable blacking construction work by 500 Tyneside railwaymen over a manning dispute is costing the executive £250,000 a week.

The executive hopes to cut the ownership of the system by the end of the month, but it is getting grips with a strike which who want assurance that Metro will be run on similar lines to British Rail.

# New car ferry sails to-day

TOWNSEND Thoresen's new 600-ton car ferry, the Viking Voyager, is set to sail to-day, increasing its capacity on the Felixstowe-Zebrugge route to 7,200 passengers and 1,850 cars.

Viking Voyager joins her 50-month-old sister ship, the Viking Voyager, in providing up to the return sailings a day.

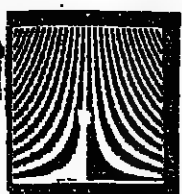
# World Value of the Pound

The table below gives the latest available rates of exchange for the pound against various currencies on May 17, 1976. In some cases rates are nominal. Market rates are the average of buying and selling rates except where they are shown to be otherwise. In some cases market rates have been calculated from those of foreign currencies to which they are tied.

Exchange in the U.K. and most of the countries listed is officially controlled and the rates shown should not be taken as being applicable to any particular transaction without reference to an authorised dealer.

Place and Local Unit	Value of £ Sterling	Place and Local Unit	Value of £ Sterling	Place and Local Unit	Value of £ Sterling
Algeria (Dinar) 100 Francs	208.00	Belgium (Franc) 100 Francs	36.36	France (Franc) 100 Francs	6.55
Argentina (Peso) 100 Pesos	10.25	Bolivia (Boliviano) 100 Bolivianos	6.90	Germany (Mark) 100 Marks	3.36
Australia (Dollar) 100 Dollars	2.35	Brazil (Cruzado) 100 Cruzeiros	200.00	Ghana (Cedi) 100 Cedis	4.48
Canada (Dollar) 100 Dollars	1.52	Bulgaria (Lev) 100 Levs	10.00	Greece (Drachma) 100 Drachmas	34.06
Chile (Peso) 100 Pesos	80.00	Cameroon (CFA Franc) 100 Francs	6.55	Hong Kong (Dollar) 100 Dollars	1.00
Colombia (Peso) 100 Pesos	16.00	Canada (Dollar) 100 Dollars	1.52	India (Rupee) 100 Rupees	47.55
Cuba (Peso) 100 Pesos	24.00	Chile (Peso) 100 Pesos	80.00	Indonesia (Rupiah) 100 Rupiahs	1,575.00
Czechoslovakia (Czech Koruna) 100 Korunas	136.00	Costa Rica (Colon) 100 Colons	5.00	Italy (Lira) 100 Liras	203.61
Denmark (Krone) 100 Kroner	13.66	Cuba (Peso) 100 Pesos	24.00	Japan (Yen) 100 Yens	360.00
Dominican Republic (Peso) 100 Pesos	16.00	Cyprus (Pound) 100 Pounds	1.00	Korea (Won) 100 Wons	100.00
Ecuador (Dolar) 100 Dolars	1.00	Czechoslovakia (Czech Koruna) 100 Korunas	136.00	Laos (Kip) 100 Kips	200.00
El Salvador (Colon) 100 Colons	5.00	Dominican Republic (Peso) 100 Pesos	16.00	Lebanon (Lira) 100 Liras	15.00
Equatorial Guinea (Guinean Franc) 100 Francs	6.55	Ecuador (Dolar) 100 Dolars	1.00	Lithuania (Litas) 100 Litai	10.00
Egypt (Pound) 100 Pounds	1.00	El Salvador (Colon) 100 Colons	5.00	Luxembourg (Franc) 100 Francs	6.55
Finland (Markka) 100 Markkas	5.94	Equatorial Guinea (Guinean Franc) 100 Francs	6.55	Malaysia (Ringgit) 100 Ringgits	4.75
France (Franc) 100 Francs	6.55	Egypt (Pound) 100 Pounds	1.00	Mexico (Peso) 100 Pesos	16.00
Germany (Mark) 100 Marks	3.36	Finland (Markka) 100 Markkas	5.94	Moldavia (Leu) 100 Leus	10.00
Ghana (Cedi) 100 Cedis	4.48	France (Franc) 100 Francs	6.55	Monrovia (Liberian Dollar) 100 Dollars	1.00
Greece (Drachma) 100 Drachmas	34.06	Germany (Mark) 100 Marks	3.36	Nicaragua (Cordoba) 100 Cordobas	10.00
Hong Kong (Dollar) 100 Dollars	1.00	Ghana (Cedi) 100 Cedis	4.48	Norway (Krone) 100 Kroner	4.76
India (Rupee) 100 Rupees	47.55	Greece (Drachma) 100 Drachmas	34.06	Paraguay (Guarani) 100 Guaranis	10.00
Indonesia (Rupiah) 100 Rupiahs	1,575.00	Hong Kong (Dollar) 100 Dollars	1.00	Peru (Sol) 100 Sols	3.33
Italy (Lira) 100 Liras	203.61	India (Rupee) 100 Rupees	47.55	Puerto Rico (Dollar) 100 Dollars	1.00
Japan (Yen) 100 Yens	360.00	Indonesia (Rupiah) 100 Rupiahs	1,575.00	Romania (Leu) 100 Leus	10.00
Korea (Won) 100 Wons	100.00	Italy (Lira) 100 Liras	203.61	Saudi Arabia (Riyal) 100 Riyals	2.47
Laos (Kip) 100 Kips	200.00	Japan (Yen) 100 Yens	360.00	Senegal (CFA Franc) 100 Francs	6.55
Lebanon (Lira) 100 Liras	15.00	Korea (Won) 100 Wons	100.00	Sierra Leone (Leone) 100 Leones	1.00
Lithuania (Litas) 100 Litai	10.00	Laos (Kip) 100 Kips	200.00	South Africa (Rand) 100 Rands	6.62
Luxembourg (Franc) 100 Francs	6.55	Lebanon (Lira) 100 Liras	15.00	Spain (Peseta) 100 Pesetas	166.64
Malaysia (Ringgit) 100 Ringgits	4.75	Lithuania (Litas) 100 Litai	10.00	Sweden (Krona) 100 Kronor	4.66
Mexico (Peso) 100 Pesos	16.00	Luxembourg (Franc) 100 Francs	6.55	Switzerland (Franc) 100 Francs	7.20
Moldavia (Leu) 100 Leus	10.00	Malaysia (Ringgit) 100 Ringgits	4.75	Taiwan (Dollar) 100 Dollars	2.46
Monrovia (Liberian Dollar) 100 Dollars	1.00	Mexico (Peso) 100 Pesos	16.00	Thailand (Baht) 100 Bahts	50.00
Nicaragua (Cordoba) 100 Cordobas	10.00	Moldavia (Leu) 100 Leus	10.00	Turkey (Lira) 100 Liras	1.80
Norway (Krone) 100 Kroner	4.76	Monrovia (Liberian Dollar) 100 Dollars	1.00	Uganda (Shilling) 100 Shillings	10.00
Paraguay (Guarani) 100 Guaranis	10.00	Nicaragua (Cordoba) 100 Cordobas	10.00	United States (Dollar) 100 Dollars	1.00
Peru (Sol) 100 Sols	3.33	Norway (Krone) 100 Kroner	4.76	Yugoslavia (Dinar) 100 Dinars	10.00
Puerto Rico (Dollar) 100 Dollars	1.00	Paraguay (Guarani) 100 Guaranis	10.00		
Romania (Leu) 100 Leus	10.00	Puerto Rico (Dollar) 100 Dollars	1.00		
Saudi Arabia (Riyal) 100 Riyals	2.47	Romania (Leu) 100 Leus	10.00		
Senegal (CFA Franc) 100 Francs	6.55	Saudi Arabia (Riyal) 100 Riyals	2.47		
Sierra Leone (Leone) 100 Leones	1.00	Senegal (CFA Franc) 100 Francs	6.55		
South Africa (Rand) 100 Rands	6.62	Sierra Leone (Leone) 100 Leones	1.00		
Spain (Peseta) 100 Pesetas	166.64	South Africa (Rand) 100 Rands	6.62		
Sweden (Krona) 100 Kronor	4.66	Spain (Peseta) 100 Pesetas	166.64		
Switzerland (Franc) 100 Francs	7.20	Sweden (Krona) 100 Kronor	4.66		
Taiwan (Dollar) 100 Dollars	2.46	Switzerland (Franc) 100 Francs	7.20		
Thailand (Baht) 100 Bahts	50.00	Taiwan (Dollar) 100 Dollars	2.46		
Turkey (Lira) 100 Liras	1.80	Thailand (Baht) 100 Bahts	50.00		
Uganda (Shilling) 100 Shillings	10.00	Turkey			
United States (Dollar) 100 Dollars	1.00	Turkey (Lira) 100 Liras	1.80		
Yugoslavia (Dinar) 100 Dinars	10.00	Uganda (Shilling) 100 Shillings	10.00		
		United States (Dollar) 100 Dollars	1.00		
		Yugoslavia (Dinar) 100 Dinars	10.00		





# The Technical Page

EDITED BY ARTHUR BENNETT AND TED SCHOETERS

## ENERGY

### Big step in fuel economy

THE 3000 problem-free hours of operation of the big prototype atmospheric pressure fluidised bed (APFB) test rig at Renfrew behind Babcock Combustion Systems has convinced the company to build the next one—the pressurised fluid bed (PFB)—also capable of operating on various fuels and aimed at providing an extremely low power level installed cost by avoiding the steam cycle.

Discussions are about to get a detailed study of a 60 MW PFB off the ground—this size being chosen because it corresponds with virtually standard gas turbine, but also in this size because enough is already known about fuel gas behaviour to allow developers to bypass the small 'prototype' stage.

It has become somewhat trite to say that "Britain leads" in one or another technique because of the way these have been developed in the past. However, in this case, the U.K. lead—established by about 18 years of experience—has been eroded in the last two and three years.

Interest from all over the world and from the U.S., Australia and South Africa in particular, has been the extent of U.K. knowledge embodied in the Renfrew rig and in the experience gained at various stages—Marchwood (CEGB), Oke Orchard (NCR) and Eatherhead (BCURA)—and used in the company.

Apart from the 3000 hours of experience gained on the big APFB rig—unavailable for the trials needed to set up a pressurised burner—it has been found that sulphur retention in the bed is at least 80 per cent, and that with poor selectivity, NOx formation is a great improvement over

classical burners, being kept to below 250 ppm. Some 95 per cent of vanadium in air residues is held back as well as 80 per cent sodium and it is believed that burning coal with high salt content also would present no problems.

At present, detailed studies are in progress for realistic pricing against conventional boilers. A number of modifications to the fluid bed system are under consideration which could reduce its capital cost still further. Among others, bag filters could be applied because of the comparatively large size of ash compared with that carried over from PFB boilers.

But it cannot be too strongly underlined that the great advantage of the fluidised bed is its economy, versatility in the types of fuels that can be burned, and its compactness compared with that of a conventional boiler.

Design studies of this type of plant have been done for a 10 MW hot water unit and a 25 MW district heating unit, both providing the same fuel versatility.

On the pressurised burner side, two possible turbine types are available, one from Sweden and the other from Britain. Neither would require significant modification to work with the gas from a pressurised coal burner and no special blade treatment would be needed.

This is because the fluidised bed produces a soft ash with little or no abrasive effect, in contrast with pulverised fuel burners which have turned out

to be disastrous when coupled with turbines.

In the Babcock Combustion Systems concept, one-third of the air intake goes through the bed and the rest supports combustion while the other two-thirds is fed through the pipes embedded in the burning fuel and absorbs heat from the bed. This means that the dust loading of the ejected gases is very low.

Combining this design, which can be made highly modular, with a standard turbine is expected to produce a plant which is far superior and much less complex than dual cycle plant. It has considerably lower notional capital costs.

Discussions are in progress between the company and various authorities in the U.K. and overseas on the funding of the development programme for this unit which would take about 18 months to complete. By the end of this period, all plant parameters would have been established ready for construction to start.

Since nuclear waste management plant alone is likely to cost the U.K. around £200m, over the next several years, the anticipated cost of £2m for the development of the packaged pressurised fuel burner seems a very small price to pay in order to provide far more efficient burning of coal and oil waste, as well as other materials such as sludge, which are currently considered as waste.

Further details of both the atmospheric and pressurised bed concepts from the company at Woodall-Duckham House, the Boulevard, Crawley, Sussex. 01323 28755.

## PLASTICS

### One-piece moulding for safety

A METHOD of moulding storage tanks in one piece from glass reinforced plastics has been developed by Ardleigh Laminated Plastics.

Uralam 4630, a chemical-resistant polyester laminating resin developed by Synthetic Resins, is used to hand-lay the tanks round standard moulds. Ardleigh has 10 moulds in sizes from 457 mm. to 4,267 mm. diameter. With a standard mould length of 2,500 mm., longer tanks are made in stages, the gyp moulding being raised and laminating continued round the exposed portion of the mould before gelation is complete. ALP has used this system of continuous laminating successfully on tanks up to 13.75 m. (45 feet) long.

A typical example was the construction of a vertical 25,000 litre emulsion tank for Van den Berghs and Jurgens. ALP, using the standard 2500 mm diameter mould produced a tank 4,910 mm long in three stages.

SRI's Uralam 4630 was applied without a gel coat, bonding a layer of glass tissue direct to the mould. This provided a smooth interior finish resistant to the 30 per cent hydrochloric acid solution and 10 per cent liquid acid oil used in soap processing. The lower 1,000 mm of the tank body contained six layers of 0.8 kg/m<sup>2</sup> chopped strand mat glass reinforcement, reducing progressively to four layers at the top.

A 15° gyp cone was bonded to the top of the tank, eight timber radial ribs being cast in as additional reinforcement. Synthetic Resins, Edwards Lane, Speke, Liverpool. 0534 28755.

## HANDLING

### Goods kept in tight embrace

LARGE cylindrical shaped goods are not the easiest of items to stow firmly in railway wagons and road vehicles. Rolls of newspaper, for instance, must be carefully stowed to prevent impact between them and consequent damage.

In Ontario, Canada, a device has been patented which is claimed to considerably reduce the risk of damage when goods of this type are in transit. The device consists of a pair of arms shaped to fit the curve of the rolls, the arms being arranged along the sides of the vehicle. When not in use the arms can be pushed back flush with the vehicle's sides so that other types of goods may be carried.

This method of protecting goods in transit is already in use for transporting rolls of newspaper, but it is considered that it could be used with advantage for other products which must be protected from impact damage caused by sudden stops and starts of the vehicle.

Canadian Patents and Development of 275 Slater Street, Ottawa, Ontario K1A 0R3 showed the device at the manufacturing Opportunities Show in Toronto at the beginning of May and is now seeking licensees to produce it.

### Wire coil feeding

A SYSTEM of coil handling and prestressing for large diameter wire in coils weighing up to 4000 lb. has been developed by Safe Production Systems, Pedmore Road, Brierley Hill, West Midlands DY5 1TJ, (0654 78825).

Maximum wire diameter is 1 1/2 in. and the mandrel, which is 5 ft. long, can take a second coil of wire weighing 3,300 lb. while the final strands of the previous coil are still being used.

Pinch and levelling rolls are fully contoured, with a hardness rating of 50 Rockwell. The clutch is a 90V dc Westlock, with a 250 lb. lb. torque.

The unit is said to be suitable for feeding nut and bolt machines, wire drawing machines, etc.

## COMMUNICATIONS

### Kodak to push audio visual

A MORE positive approach is being taken by Kodak to the use of audio-visual equipment and techniques in industry, commerce and education with the appointment of 120 specialised dealers throughout the U.K.

Dealers are to be supplied with a five minute film selling the subject (and Kodak equipment), brochures on technique and hardware, and an exhibition stand complete with operator available on loan-free of charge.

The move is said to be in response to market research which revealed dissatisfaction with the supply of AV equipment. Educationalists, for example, considered equipment inadequate in standards, said they were seldom consulted on new designs, and believed that

their schools and colleges were often no more than dumping grounds.

Kodak has backed the move with an enhanced Carousel slide projector 8-AV 1000, and also a sound-on-super eight movie camera, user film processor and "flat" style projector that yields projectable film 15 minutes after filming.

Telecommunications Service Systems Marketing and Development Centre, or TSS, is concentrating on areas in which to help users of networks to make the maximum of its facilities.

ICL will take over and support the Singer point of sale equipment, even though there is apparently an attractive opportunity to form a significant European venture since Anker in West Germany has run into problems.

ICL's statement underlines the fact that the Singer 10 gives it an entry into the first user market at a point lower down the cost scale than the recently announced 2803/20. At the same time, the 1500 is a tried and tested range of terminals which will complement the ICL 7500 group, development of which

will nevertheless continue.

All the way through the statement, ICL has been at pains to reassure users and prospective users that there will be continuity of support and development, and so far as can be ascertained, no name changes are in prospect.

Observers believe that because of Plessey's involvement with ICL as the sole large industrial shareholder and the fact that Plessey itself has made a considerable impact with its library POS equipment, there will be strong pressure for ICL to continue with Singers' POS.

Hydraulic and electronic systems designed to achieve the completely automatic loading operation include unique components (patents applied for) which offer great flexibility including the ability to control loading rates from 0 to 9000N/mm.

The automatic concrete compression machine was designed and manufactured by Engineering Laboratory Equipment (ELE) of Hemel Hempstead, also a subsidiary of John Mowlem.

Intervals horizontally and 13mm intervals vertically. The piercing pattern can be modified to suit the customer. The piercing wheels are of hardened and tempered carbon steel.

The feed throat will accept documents up to 8 inches wide without folding, and up to 40 sheets (or equivalent thickness) can be marked at one pass. No paper is removed from the sheets being pierced, so there is no waste. Staples and clips need not be removed. The machine can be mounted on a mobile stand or on a desk top.

It is made by the Fordgraph Division of Oxfen, Stephen Street, London W1A 1EA (01-636 3888).

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## Better use of 'phones

OPAS, for operator position assistance system, is the first of a series of new aids for the improvement of maintenance, operation and management of telephone networks issued by the centre recently set up by STC specifically for this task.

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## COMPUTERS

### ICL adopts Singer hardware

BOTH the Singer 10 small business computers and the Singer 1500 intelligent terminals are to become part and parcel of the range of data processing equipment offered on all markets by International Computers, the company officially announced yesterday.

This implies a continuation of manufacturing, marketing and development efforts and, indeed, ICL is to transfer the manufacturing line from the U.S. to Germany early in the New Year.

Not yet decided, so far as can be ascertained, is whether or not ICL will take over and support the Singer point of sale equipment, even though there is apparently an attractive opportunity to form a significant European venture since Anker in West Germany has run into problems.

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## TRANSPORT

### Hoverbarge solves many problems

AT THE Hovering Craft, Hydrofoils and Advanced Transit Systems Exhibition (Amsterdam) yesterday gave first details of its new hoverbarge concept.

The hoverbarge will carry cargo between ship and shore where there are no conventional port facilities. Hoverbarges can operate over land and water, carrying goods between a ship anchored off any shelving beach and a simple warehouse nearby where cargo can be unloaded by mobile cranes, fork-lift trucks, etc.

When a particular loading or unloading operation has been completed in one place, a Hoverbarge operation can be transferred almost in its entirety to another location if desired.

The hoverbarge will have its own fans to maintain an air cushion with outboard propeller units for propulsion over water. In shallow water it would be connected to an endless cable system to haul it up through surf and on to a hard area of beach from which it would be towed by a tractor to the unloading point.

Vosper is at Southampton Road, Portsmouth, Portsmouth PO6 4QA. Cosham 78481.

## SERVICES

### Slave unit helps user

CENTRE-FILE, the National Westminster Bank's computer services company, has launched a new service for building societies. The new "House-master" service, as forecast in the FT, is based on minicomputers installed at the societies' premises and will enable them to handle distributed enquiries on customer accounts in immediate and online mode.

With House-master, a society will have a DEC PDP 11 computer installed on its head office. This will be linked to visual display terminals in head office departments and branch offices. Up to 16 terminals can be linked to the system either locally or at remote branch offices. The minicomputer will in turn be linked on-line to Centre-File's IBM mainframe computers in London.

Centre-File is understood to have ordered some 60 machines from DEC. The company is at Lowndes House, 40 Road, London, E.C.1 (01-638 6161).

## SAFETY AND SECURITY

### Isolating potential dangers

SLIDING blade valve equipment for isolating pulverised fuel (PF) mills from boilers in coal-fired power stations, developed by Becorit and Herweg, Arnold, Nottingham, damper specialists in conjunction with the Central Electricity Generating Board, could be adapted easily for use in other industries for temporary

isolation of sections of pipelines which are subject to fire or explosion risk.

The valve is the only one of its type in this country of British design and manufacture, and is one of the few heavy duty valves which uses the sliding blade principle instead of a hinged flap. It consists of a frame into which is welded a thick plate flanged to the pipe diameter and flared for bolting into the system. The plate is fitted with a seal ring. A steel blade with an orifice of pipeline diameter is arranged to slide over the fixed seal ring between full open and full closed positions. A further thick section plate fitted with a spring-loaded seal ring is inserted into the valve frame so that the blade moves between the two plates.

PF mill isolating valves have been produced with bore sizes up to 30 inch diameter. The unit can be operated by electric, pneumatic or hydraulic prime movers and the blade is positioned by means of a revolving lead screw and a fixed nut on the blade. Limit switches control the end position of travel and provide electrical indication to remote operating positions.

Becorit and Herweg, 106/118 Front Street, Arnold, Nottingham (0602 263349).

### Rescue unit works fast

ONE-MAN portable "rescue tool" units capable of freeing people trapped in crashed vehicles, trains, aircraft and buildings move quickly has a pair of hydraulically activated forged titanium arms capable of lifting or pulling five tons—double the weight of the average passenger car.

Standard accessories include automotive jacks, cutting jaws, power shears, chains and hooks to ensure that every conceivable piece of equipment necessary to free trapped people quickly is ready to hand.

The power shears measure 13.5cm (5.3 inches) long, 12cm (4.7 inches) wide and have a maximum jaw opening of 14cm (5.5 inches). The shears have a cutting force of 3600 kg (7936 lb) and the unit weighs 1800 kg (15,000 lbs) in the centre of the jaw and so will easily cut through car bodywork, steering columns, chassis, train and aircraft panels.

Speed is the essence of success in any rescue operation. Under load it takes just 40 seconds to open and close the arms.

Further information about the new Hurst power rescue tool, can be obtained from Branbridge Fire and Security Equipment, Sherfield Park, Frant, Tunbridge Wells, Kent TN3 9JH, (0852 75345).

By agreement between the Financial Times and the BBC, information from The Technical Page is available for use by the Corporation's External Services as source material for its overseas broadcasts.

### Wire coil feeding

A SYSTEM of coil handling and prestressing for large diameter wire in coils weighing up to 4000 lb. has been developed by Safe Production Systems, Pedmore Road, Brierley Hill, West Midlands DY5 1TJ, (0654 78825).

Maximum wire diameter is 1 1/2 in. and the mandrel, which is 5 ft. long, can take a second coil of wire weighing 3,300 lb. while the final strands of the previous coil are still being used.

Pinch and levelling rolls are fully contoured, with a hardness rating of 50 Rockwell. The clutch is a 90V dc Westlock, with a 250 lb. lb. torque.

The unit is said to be suitable for feeding nut and bolt machines, wire drawing machines, etc.



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Poon Pack Engineering Ltd.  
GTM Printed Circuits Ltd.  
Jesse Maywood & Co. Ltd.  
Raco Machine & Tool Co. Ltd.  
Wenlock Ltd.

### Ultrasonics detect the intruder

MOTION of intruders within a protected area can be detected with Fidelia 6, an ultrasonic "radar" system introduced by AFA-Minerva (EM1).

Basis of the system is an ultrasonic projector/receiver looking rather like a public address column loudspeaker. Range is 11 metres (36 ft.) and the unit has an adjustable egg-shaped directivity pattern. Up to ten of the sensors can be connected together in series.

Advantages claimed for using ultrasonic as opposed to microwave beams include the fact that



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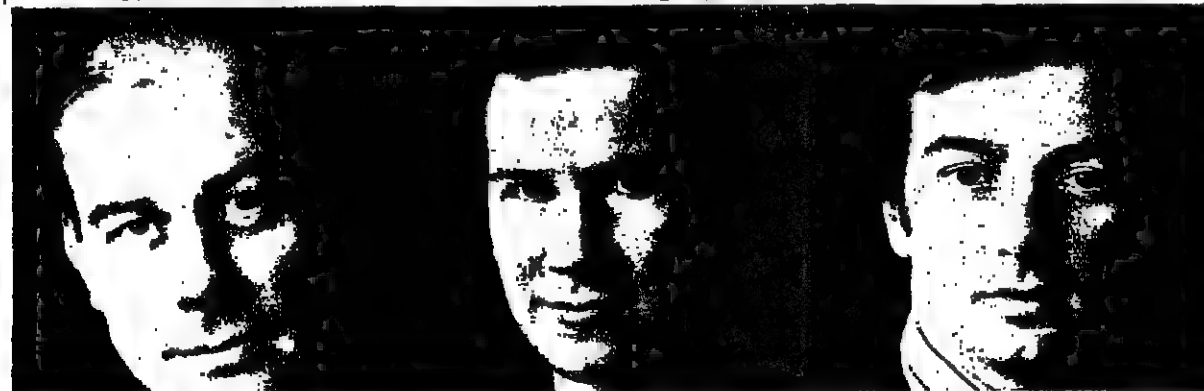
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"He who does not defend his right to affirm national sovereignty fully deserves to be a slave" — President Ceausescu of Romania.

## The backlash from Moscow

BY PAUL LENDVAI, Vienna Correspondent

THE INCREASINGLY assertive independence of the largest Communist Parties in Western Europe, their abandonment of some of the sacred tenets of Marxist-Leninist ideology such as the belief that a dictatorship of the proletariat is necessary, and their public commitment to political pluralism have begun to exert a profound impact not only on politics in Italy and France but also within the Soviet sphere of influence.

Fear of the subversive effects of Western reformist communism appears to have given a new urgency to the Soviet-sponsored drive for political, military, economic, and cultural integration of the East European countries under Soviet leadership. The recent spate of Soviet warnings and the emphatic rejoinders by President Nicolae Ceausescu of Romania and the Yugoslav party secretary, Mr. Stane Dolanc, indicate, beyond any doubt that for the smaller Eastern European countries the issue is not a seemingly theoretical controversy about the meaning of "proletarian internationalism," but rather the defence of independence, and even that of survival as a nation.

For the West European parties, the discussion about the concept and practice of a "socialism in national colours" is a device to stress their—as yet untested—democratic credentials and thus convince public opinion that their first loyalty is to their own country and not to Moscow. The fact, however, that the whole debate has profound implications in eastern Europe has largely escaped notice in the West.

the defence of national sovereignty, the affirmation of the independence of states are incompatible with revolutionary internationalism.

After a pointed reference to Lenin's warnings against Great Russian nationalism, he stated in his address to the Romanian union congress: "Lenin was right, a thousand times: he who does not defend his right to freedom and independence and to affirm national identity fully deserves to be a slave."

Mr. Ceausescu deliberately dramatised the dangers of the increasingly frequent references made in Moscow, but also in Sofia, Prague, and East Berlin, to what Pravda on April 18 described as the "gradual rapprochement" of the socialist countries. At the recent party congresses in Sofia and Prague both Mr. Todor Zhivkov, the Bulgarian leader and Dr. Gustav Husak, the Secretary-General of the Czechoslovak party, used the "rapprochement" formula in the explicit sense of "ever closer drawing together" of Communist-ruled countries.

The process must lead at some distant stage to the merger of the Warsaw pact and Comecon states, according to the Soviet theory of national relations. The "rapprochement" formula was used by Mr. Khrushchev in 1963-64 when the Soviets launched a major campaign for making Comecon into a supra-national economic entity and is a standard phrase when Soviet officials speak about the "successful solution of the national question" in the multinational Soviet Union itself. The Soviet leaders and their staunchest supporters such as Herr Brandt in East Berlin and Mr. Zhivkov in Sofia extol developments which "draw us ever closer together" in the "family of fraternal socialist nations" and put the common class interest above national loyalties.

### Revolutionary struggle

President Ceausescu recently made a very important speech which received much less attention in the West than Pravda's pledge that no Communist Party may take the liberty of imposing its experience on other peoples. Mr. Ceausescu attacked "some philosophers and theorists" who maintain that "the nation, under socialism, no longer has a future; the policy of defending national independence is a violation of Marxist-Leninism, that the assertion of the principles of equality and independence is the main danger in the revolutionary struggle for the cause of Socialism." They maintain that

at all, will a divided and weakened West respond?"

This uneasiness is particularly strongly felt and even voiced by the Romanians who belong to the Warsaw Pact but throughout the past 15 years have carved out a surprising degree of independence from Moscow. The Bucharest party periodical, Era Socialista, said at the end of April that in the Romanian view the world socialist system "does not blend the socialist states into an amorphous and in-

revisionist" anyone who holds that the Soviet system "was not his own country."

While conceding that the could be "nuances" in various roads to socialism in the methods used to build socialist society, the author flatly stated that only a petty bourgeois could think that socialism in a country could differ from socialism in another, not mere in nuances but in substance. Belgrade radio commented added that Mr. Mijosevic, who pamphlet was clearly approved by the top Soviet leadership, "renewing arguments in favour of 'limited sovereignty' was advanced as the justification for the invasion of Czechoslovakia in 1968."

### Yugoslav shock

That background explains a Romanian and Yugoslav shock and outrage caused by the arguments on U.S. policy toward Eastern Europe made by a Helmut Sonnenfeldt, of the State Department. Regardless of subsequent explanations of remarks deploring the lack of an "organic relationship" between the Soviet and East European countries, the timing and the haughty tone of Mr. Sonnenfeldt's address had a profoundly disturbing effect on the entire area where he himself put it. The Soviets have no genuine friends, even possibly in Bulgaria.

The imprecise language used by Dr. Kissinger's top adviser rekindled the deep-seated, unvoiced publicly only in Belgrade and Bucharest, but shared Warsaw and Budapest about spheres-of-influence deal between the two super-powers. Warmth such as that the Yugoslavs "should be less obnoxious" and neglecting to say towards who can only be taken as a sign of indifference to events in Eastern Europe.

The Soviets may well be made tactical concessions as accepting a vaguely worded document instead of a blunt declaration in order to be in to hold the long-overdue Belt conference of the European communist parties. But this does not change the fact that the Soviet Union with centrifugal trends in western communism and undisturbed by the Soviet rulers are making co-ordinated effort in all fields to hasten political-economic integration of the East European countries with the Soviet Union.



President Ceausescu

### HOME CONTRACTS

**£13.2m.  
orders  
from NCB**

**NATIONAL COAL BOARD** contracts totalling £13,264,409 have been awarded as follows: Black bolts and nuts, £1,832,000. Corrugated steel sheets, £5.7m. Steel lagging boards £3.8m. Telephone lighting and signalling cables, £1,237,250. Terry towels to NCB specification, and non-specification Terry towels, £753,138. Miners' rubber safety boots, £390,000. Industrial gasses in cylinders £250,000.

**SHEPHERD CONSTRUCTION**, York, has begun work on the site of the new South Cleveland General Hospital, phase 1, under a contract worth £9m. The first part of the contract, the boiler-house and laundry, is planned for completion in 18 months. Twelve wards with a total of 360 beds, operating, sterile supply, diagnostic X-ray, haemodialysis and intensive care units, together with kitchen and staff residential accommodation, will comprise the second part.

**LEONARD FAIRCLOUGH** has been awarded four housing contracts totalling £4.3m. The City of Leeds has given the company a £1.6m order for the erection of 101 dwellings in Cottingham. The three other contracts have gone to the Fram Gerrard division of Fairclough with a total of £2.7m. Tameside Metropolitan District has given Fairclough a further contract by negotiation valued at £1.6m for the construction of 130 dwellings at Hyde, phase II. At Runcorn, where the division is already engaged in a £4.3m housing project for the Development Corporation, it has won a further contract by negotiation of £875,000 for 90 dwellings at Palacefields LA North. Greater Hornby Associations has awarded a £400,000 contract for the building of 32 dwellings at Greasby, Wirral.

**YOUNG AUSTEN AND YOUNG** has received contracts worth almost £3.5m. They include: A district heating scheme for the London Borough of Southwark (£500,000); projects for the Department of the Environment, Harrogate, and Clyde submarine base, Fasslane, Dunbartonshire (£815,000); clinical science building, Leicester - University (£240,000); John Howard School, Hackney, London (£325,000); second phase of Europa House, Stockport (£150,000) and air conditioning to numerous retail outlets for several major stores (£1,400,000).

**GEORGE LAW**, Kidderminster, Wores, has received contracts totalling more than £1.1m, including three orders from the Severn-Trent Water Authority. These are for an extension to Rushmore water reclamation works, near Wellington (£388,500), extension of Henbury water reclamation works, near Worcester (£227,250) and construction of Foremark pumping station, near Derby (£218,120).

## DOING BUSINESS WITH GREECE

3 & 4 JUNE 1976 - ATHENS HILTON

A conference organised by the Financial Times,  
Bank of Greece, Olympic Airways & Investors Chronicle

SUBJECTS: THE OUTLOOK FOR BUSINESS, EUROPEAN COMMUNITY MEMBERSHIP, SHIPPING, INDUSTRY, INVESTMENT, MINERALS AND ENERGY

Speakers will include:

**H.E. Mr Panayotis Papaligouras**  
Minister of Planning and  
Co-ordination

**Mr Nikolaos Kyriazidis**  
Deputy Governor, Bank of Greece

**Mr John S Pasmazoglou**  
President of the Parliamentary  
Committee to the EEC

**The Rt Hon Roy Hattersley, MP**  
Minister of State for Foreign and  
Commonwealth Affairs

**Mr J O Krag**  
Former Prime Minister of Denmark

**Mr D Marinopoulos**  
President  
Federation of Greek Industries

**Mr P G Callimanopoulos**  
General Manager  
Hellenic Lines Limited

**Mr E Saitis**  
General Secretary  
Pan-Hellenic Seamen's Federation

**Mr G D Daskalakis**  
President, National Tourist  
Organisation of Greece

**Mr Minos A Zombanakis**  
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The First Boston Corporation

**Mr Thomas C Shortell**  
Vice President, Citibank NA

**Mr W B Cook**  
Managing Director, Esco Pappas

**Mr J O Udal**  
Managing Director  
Eggar, Forrester Limited

**Mr C Caidis**  
Technical Director  
Hellenic Shipyards Company

**Mr Stefano Silvestri**  
Vice-Director, Italian Institute of  
International Affairs

**Mr E J Athens**  
International Oil and Gas Attorney

**Mr E Coulombis**  
President  
Technical Chamber of Greece

**Mr Michel D Scalitiri**  
President, Scalitiri Group

The conference will be held at the Hilton Hotel, Athens, on 3 and 4 June 1976. The Bank of Greece will provide a lunch break and reception on both days. The Financial Times will provide a lunch break and reception on both days.

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## LABOUR NEWS

## Patternmakers reject pay code over differentials

BY ALAN PIKE, LABOUR STAFF

INCERN OVER erosion of ill workers' pay differentials, which could cause shop floor militancy to the second phase of a policy, led members of the Patternmakers' Association to reject the new Government-TUC pay proposals yesterday.

Only two delegates at the union's biennial policy conference at Bournemouth voted against an emergency resolution opposing the policy. The resolution said the proposals lacked efficiency or incentives, would not maintain productivity, would not maintain levels of skilled workers and "did not in any way contain provisions to halt the erosion of craft differentials."

Mr. Victor Macdonald, the union's president, declared that the pay policy would be "blown apart" on the shop floor and described the proposals as "about as flexible and encouraging as a Soviet Five year plan."

Although the rejection will have little impact on the voting at next month's special TUC congress, it reflects the increasing frustration of skilled workers as they see their relative pay position declining under an income policy. This attitude was seen in the recent series of British Leyland toolroom strikes in the Midlands.

## Criticism

There is also evidence of a shortage of skilled engineering workers during the next few years, even without an upturn in the economy, which the patternmakers argue can only be overcome by a change in pay structure.

Mr. Macdonald criticised the Government and the leaders of the general workers' unions for their attitudes towards pay differentials.

"The Prime Minister, who seems only to converse with the representatives of the general

workers, has simply dismissed the problem of differentials by saying that there are no differentials at the labour exchange. That may be so Jim. But who would accept the responsibilities of Cabinet office for the same salary as the back benches?"

Even the leaders of unions which preached the advantage of across-the-board pay increases continued there would be a great demand for the easiest and least responsible jobs.

Recent pay trends, had driven thousands of skilled men from their trade and if this situation continued there would be a great demand for the easiest and least responsible jobs.

A similar view was expressed yesterday by the Engineering Employers Federation. It says in the May edition of EEF News that it is "extremely concerned" that the proposed second phase of pay policy will continue the erosion of differentials and further diminish comparative rewards for skill and training.

## Welsh pit militants fight 4½%

By Our Labour Staff

ILITANT LEADERS of 30,000 Welsh miners launched a campaign yesterday to persuade members to vote No to the U-Government pay bargain in national pithead ballot next week.

A meeting of coalfield delegates voted by 138 to 12 to oppose the deal, despite last week's 13 to 11 decision by the executive of the National Union of Mineworkers to support it.

The Welsh miners' vote is in line with an area conference decision, before the pay policy was announced, to press for rises up to 23½ a week early next year to give faceworkers £100 a week.

The Left-wing fight against the restraint at the July conference of the NUM is due to be led by the Welsh, Scottish and Yorkshire areas, but their conference resolutions will almost certainly be overturned if the pithead ballot supports the national executive, as it is expected to do.

After yesterday's delegate meeting at Bridgend, Glamorgan, Mr. Emyr Williams, South Wales area president, said: "I am certain that the rank-and-file miner will reject the new policy as ridiculous. We want no truck with a 4½ per cent pay-rise limit, which means that our members would not be able to maintain their present living standards."

## Hour's pay for Cowley overtime

By Our Labour Staff

IGHT SHIT workers who ported for duty at Leyland's Leyland plant although overtime had been cancelled because of a dispute with the company have been told.

Days shift workers will not be paid because, says Leyland, the cancellation of overtime was announced while they were at work.

About 60 men arrived for work on Saturday, saying that they were making the gesture for the sake of the company and did not mind if they received no pay. The foreman whose action led to the cancellation of overtime threatened to strike for 24 hours on Thursday over complaints that minor grievances had been ignored, but Leyland says this will be averted by his new arrangements.

Twenty shop stewards may demand for working over against their union's decision. The national executive of the International Union of Engineering Workers today will consider request from its Darlington branch committee to withdraw men's shop steward details.

The men said that each worked hours overtime to prevent American-owned Cummins engine Company from losing out. The union banned overtime at the company's Darlington factory last year in protest against a redundancy programme.

## By-pass opened

By Our Labour Staff

E four-mile Kingston 100-ton bridge by-pass, can now be opened yesterday, a motorway means a shorter journey between Exeter and Plymouth and a quieter life for residents along the old main road.

## Revenue man defends search plan

By Our Labour Staff

E Chancellor's controversial proposal to allow tax inspectors search premises if fraud or evasion is suspected has been endorsed by a leader of the Independent Revenue trade union.

Mr. Tony Christopher, joint general secretary of the Independent Revenue Staff Federation, says the Chancellor is showing "real courage" in proposing the new powers. He says the new powers will be used by the Revenue to target tax evaders.

## GMWU puts faith in Government plans

By Our Labour Staff

THE TRADE UNION movement is placing its faith in the Labour Government's ability and determination to tackle the problems of unemployment and inflation.

Mr. David Bassett, general secretary of the General and Municipal Workers' Union, said yesterday: "We are speaking after a special meeting of the GMWU executive which approved a report recommending that the union's confidence in the Government should be maintained."

The special Trades Union Congress next month, should endorse the second phase of pay policy. "My executive recognises that this new policy represents some further sacrifice by our members, but they also recognise the consequences of the economic situation," said Mr. Bassett.

"The GMWU, like the vast majority of the British trade union movement, are displaying an enormous sense of responsibility in these circumstances."

The trade unions, he stressed, would expect further Government action to create and create new jobs, including selective import controls and development of a "more vigorous" industrial strategy.

## BSC unions seek freeze on democracy scheme

By Ian Hargreaves, Labour Correspondent

UNIONS AT the British Steel Corporation have asked for a freezing of plans to extend the corporation's worker director scheme.

The corporation is believed to have proposed the appointment of five new worker directors, but the TUC Steel Committee has asked for the plan to be shelved until March of next year to give the unions more time to work out a common stance.

The unions have agreed, however, that the appointment of five new worker directors be extended where necessary to March and that vacancies left by retirement before that date be filled.

The steel committee, whose members unions have taken up a wide range of views on the subject of worker participation, now faces the task of preparing an agreement on the corporation's proposals. It is also expected to submit views to the Government inquiry into employee participation in the nationalised industries, which should report at about the same time as the Bullock inquiry into industrial democracy in the private sector next winter.

Some members of the steel committee are known to favour the abolition of even the present worker director structure because they feel it has made no contribution to real participation.

## Tailors to call for maximum pay increase

By Our Labour Staff

ABOUT 60,000 people employed in wholesale tailoring will not pursue in the next round of pay talks the £240 shortfall they claim to have suffered during the period of the 16 limit.

Instead, the National Union of Tailors and Garmentworkers has decided to press ahead with an early claim for the maximum increase for all members permitted under the new pay deal which is expected to be ratified by the TUC special congress on June 16.

The union has formally submitted advance notice of its intentions to the Clothing Manufacturers' Federation and agreed that the implementation date of the new agreement should be September.

The National Union of Dyers, Bleachers and Textile Workers announced yesterday that it had accepted a pay increase of £3.57 a week on behalf of about 20,000 employees in the industry's finishing sector. The claim had been the subject of conciliation.

Mr. Christopher says that it has been too often ignored that the amendment concerns only cases where a serious offence is suspected. "Tax frauds are criminal offences. They should not be made special or respectable—just because they tend to involve company directors and businessmen," he says. "If magistrates' search warrants are O.K. for suspected burglars, they should be good enough for those suspected of tax frauds."

## Strike at Legal and General

By Our Labour Staff

THIRTY service employees at the City of London office of the Legal and General Assurance Society start a 24-hour strike today in support of their claim for higher merit payments and London weighting allowance.

The staff, all members of the Association of Scientific, Technical and Managerial Staffs, intend to picket the society's annual meeting to-morrow.

Any attempt to widen the scheme, as has been publicly suggested by Sir Monty Finlinton, chairman of BSC, is likely to meet with stiff resistance.

## Non-TUC group defends separate role

By Our Labour Staff

THE CONFEDERATION of Employee Organisations is not aiming to change the TUC but simply offering a service to members of staff associations and trade unions who prefer its structure and political independence.

Mr. Paul Nicholson, the confederation's general secretary, said yesterday: "We are replying to criticisms of the confederation voiced last week in a policy document by the Industrial Society, which exists to promote relations within industry. The document said the confederation was not the best way of achieving 'more responsive and relevant trade unionism'."

Mr. Nicholson said it would be important to try to change the TUC from outside. His organisation existed to negotiate on behalf of its 43 member trade unions and their 80,000 members.

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## APPOINTMENTS

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## Figureheads

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THE MAN WHO FELL TO EARTH (12.25, 2.25, 4.25, 6.25, 8.25, 10.25). All seats bookable. No single bookings.

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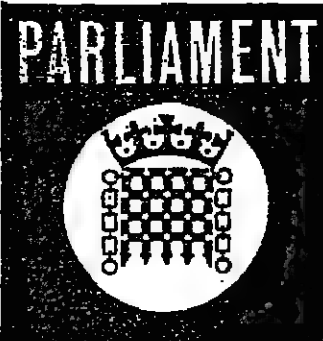
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Tories to fight 'Snooper's charter'

# Sir Geoffrey declares war on new Revenue powers

BY JUSTIN LONG, PARLIAMENTARY CORRESPONDENT

## North Sea spending at £3.6bn.

Financial Times Reporter

TOTAL EXPENDITURE on North Sea exploration and development to the end of 1975 is estimated at £3.6bn, Mr. Anthony Wedgwood Benn, Secretary for Energy, told the Commons yesterday.

Expenditure in this period by the NCB (Exploration) and by Gas Council (Exploration), subsidiaries of the NCB and the British Gas Corporation respectively, was £211m, about 6 per cent of the total. The remaining 84 per cent was contributed by private sector bodies.

Mr. Benn stated that it was estimated that total cumulative expenditure would have risen to about £5.5bn, by the end of this year.

## Earthquake aid total

BRITISH AID during the recent Italian earthquakes amounted to £132,000, Lord Goronwy-Roberts, Minister of State, Foreign Office, told the Lords yesterday.

## Minister seeks to remove fears of damage to car industry

FINANCIAL TIMES REPORTER

FEARS ABOUT the effect of the new restrictions on fringe benefits proposed in the Finance Bill on the production of Rolls-Royce cars were expressed in the Commons yesterday by Mrs. Gwyneth Dunwoody (Lab., Croy).

While accepting the need to deal with unfair taxation practices, she said it would be a pity if Rolls-Royce, which sold 80 per cent of its products overseas and was one of the nation's foremost exporters, were to be damaged.

Mr. Alan Williams, Minister of State for Industry, said the Government accepted the need not to cause any unnecessary damage to the car industry and, for this reason, consultations were continuing with the industry about the implications of the new restrictions.

Mr. Jeff Rooker (Lab., Perry Barr) asked "If all Rolls-Royce cars get sent abroad for export, what is wrong with that?"

Mr. Williams agreed that the Government wanted to see an export boom but he was quite sure that it did not want to damage the domestic car market. "We have to be fair in our taxation system," he said.

Earlier, Mr. Eric Varley, Secretary for Industry, told the House that, so far, £27m. had been advanced to Chrysler to meet losses under the Government's agreement with the company and that it had received a further £2m. in loans.

THE OPPOSITION last night rejected as inadequate Government suggestions for safeguards on the use of the controversial "Snooper's Charter" clause in the Finance Bill—the clause enabling an Inland Revenue inspector to enter and search a taxpayer's home for evidence of tax evasion.

Sir Geoffrey Howe, shadow Chancellor, said that Government claims that the powers would only be used in a handful of cases each year, and the proposal that a search warrant should only be issued by a High Court judge or two special commissioners, instead of on the authority of a Justice of the Peace, failed to meet the widespread anxiety now aroused.

When he launched the first main attack over the issue in the Commons, Sir Geoffrey warned Ministers that the Tories would do their best to scrap the whole of the search provisions when the details come before the "upstairs" Standing Committee.

"We seek to defeat the clause as a whole," the shadow Chancellor told the Government, on the last night that the House, as a whole, debated the Bill on the committee stage.

Taking the authority for issuing a search warrant out of the hands of JPs and putting it into the hands of a judge or the two special commissioners would be an improvement, the Tories conceded—but still no more than a palliative.

At the same time, Sir Geoffrey denied that the Opposition was seeking to enlarge the possibilities of tax evasion. He agreed that tax inspectors should have reasonable powers.

But it was not reasonable, as proposed in Clause 48 of the Bill, to violate the citizen's right to privacy in his own home.

Government reminders that these powers of search had been provided by the Tories themselves when they were in Government in 1972, in order to police the proper return of VAT, were dismissed by the Opposition as irrelevant.

"We have said we were prepared to re-examine the VAT powers," Sir Geoffrey told Ministers. "And we think that time has come. Some of us feel that they should be withdrawn altogether."

Sir Geoffrey did not go as far as that himself, but pointed out that it was because the VAT powers had been extensively used that widespread alarm had been roused over the further proposals in the present Bill.

Private accommodation had been searched and investigated under the VAT powers on no less than 143 occasions, said Sir Geoffrey. There were only about 2m. VAT traders whereas the provisions in the present Bill would apply to about seven or eight times as many ordinary tax payers—namely, ordinary PAYE taxpayers.

There have been about 150

complaints about the way the VAT powers had been used, including one where it was claimed that diaries, handbags, and other items of a personal nature had been searched.

More and more people were taking on more than one job. It could, in fact, be suggested that we were becoming a nation of moonlighters. But with a large number of people paying tax under PAYE and supplementary tax on other earnings, fears that more and more searches of

private homes would occur was greatly increased.

Sir Geoffrey criticised the fact that there were no conditions to be satisfied before the warrant was issued, and no list to be left behind of the things that were taken away.

More and more people thought they were living in a country where their freedom and liberty were being chipped away. This clause was one more weapon in the armoury of socialism, declared Sir Geoffrey.

## Share incentive schemes

FINANCIAL TIMES REPORTER

THE STOPLOSS protection provision in Clause 38 of the Finance Bill, relating to share incentive schemes, is not to be applied to cases in which the shares and rights were acquired before Budget day—April 6, 1976.

This was announced by Mr. Joel Barnett, Chief Secretary to the Treasury, in a written reply in the Commons yesterday to Mr. Raymond Fletcher (Lab., Ilkeston) who asked what common sense meant when the stop-loss provisions in the clause were applied.

Mr. Barnett stated: "Under many share incentive schemes, where the right to stop-loss protection was acquired before March 27, 1974, its implementation cannot give rise to a benefit chargeable under Clause 38 until 1980. This is because waivers of loans on which the interest is eligible for relief are exempted from tax under Paragraph two of Schedule eight."

"I accept, however, that there is a good case for removing entirely from the scope of Clause

38 the implementation of stop-loss protection under schemes in which the shares and rights were acquired before April 6, 1976, and the Government amendment to this effect will be moved in Standing Committee."

Mr. Barnett explained that this would mean that Paragraph two of Schedule eight became otiose in relation to loans waived in the course of stop-loss protection, and since there was no good reason for exempting other types of loan waiver, an amendment would be moved to withdraw this paragraph.

Mr. Denzil Davies, Treasury Minister of State, confirmed that it was intended to table a new clause in the Standing Committee to enable parent or consortium companies with gains arising from aircraft and ship-building nationalisation to make claims for "roll over relief" if the compensation was invested in qualifying assets.

"This will extend to cases where the reinvestment is made by a trading member of the same group," he stated.

## Same rules 'will apply'

IN A WRITTEN reply in the

Commons yesterday, Mr. Robert Sheldon, Financial Secretary to the Treasury, explained why Ministers are not assessed by the Inland Revenue for receiving a benefit in respect of the use of Government cars and chauffeurs for journeys between their homes and offices.

He told Mr. Neville Trotter (C., Tynemouth): "Government Min-

isters are not at present taxed under the special legislation relating to fringe benefits because it applies only to directors and higher paid employees of companies with gains arising from aircraft and ship-building nationalisation to make claims for "roll over relief" if the compensation was invested in qualifying assets.

"This will extend to cases where the reinvestment is made by a trading member of the same group," he stated.

## Bus system 'stricken by inertia'—Peer

BRITAIN'S BUS system was

"stricken by inertia and beset by subsidy," Lord Mowbray, Secretary and Opposition spokesman, told the Lords yesterday.

In a debate on the Government's consultative document on transport policy, he said many areas were facing "a virtual cessation of public transport." He emphasised that the public wanted a service, rather than a system.

Lord Mowbray claimed British Rail's current deficit was costing the taxpayer about £21 every second of the day—a rather terrifying sum, especially when we are dealing with an economic crisis. The railways had to convince the community that they gave value for money.

Lord Mowbray said that the Government's consultative document had made no attempt to break down the £130m. a year spent on bus subsidies. This information was essential if the future of the industry was to be properly debated.

On the Government's policy for roads, Lord Mowbray said: "We all acknowledge the need to cut public expenditure, but projected future expenditure on roads has already been cut by 40 per cent. To make severe reductions in road programmes is dangerously near to eating the seed corn."

Lord Salisbury (Lab.) said there should be care about restricting the motorist. Personal mobility was very important.

Declaring an interest which "my name implies," he called for more edge-of-town supermarkets. Between 1970 and 1974, the proportion of grocery expenditure brought home by car owners rose from 24 per cent to 32 per cent, and the quadrupling of oil prices had not altered this.

## Cricket ban 'silly'—Peer

THE DECISION of Mr. Denis Howell, Minister for Sport, not to allow a Rhodesian cricket team entry into the U.K. was "damned silly," Lord Silweli (Lab.) said in the Lords yesterday.

His comment came after Lord Avebury (L.) had said that if such a team were allowed to come here, it would seriously damage relationships between this country and our partners in the Commonwealth.

Lord Balfour of Inchery (C.) recalled that Mr. Howell had said that, as individuals, members of a cricket team were welcome to come to Britain. "Suppose a certain number of individuals were here and were well enough to get together and play cricket? Would they be expelled?"

Lord Goronwy-Roberts replied: "No, indeed not, but I hope no Government would use the name of cricket to uphold the character of an illegal regime in rebellion against the Queen."

# MPs angry over possible influx of Malawi Asians

BY JOHN HUNT

THERE WERE bitter protests from both sides of the Commons yesterday over the possibility of a large scale influx of Asian immigrants from Malawi to Britain as a result of Dr. Hastings Banda's decision to expel Asians of Goan descent.

A surprisingly hard line was taken by Mr. Bob Maillish, Labour MP for Bournemouth and until recently the Government Chief Whip. There were cheers as he warned Mr. Eran Luard, Under-Secretary at the Foreign Office, that "enough is enough."

Mr. Luard announced that he is to-day meeting Mr. Robert Mbayi, the High Commissioner of Malawi in London, and would pass on to him the deep concern felt by MPs.

He told the House that the Government did not anticipate an exodus from Malawi along the lines of the Ugandan Asians a few years ago. The number of East African passport holders coming in each year under the voucher scheme was 5,000 and when dependants were taken into account, the total was between 15,000 and 20,000.

There was no present intention of increasing that number, he said. But if there were a sudden emergency and he did not anticipate one—the matter would obviously have to be looked at again.

The Under-Secretary criticised local authorities who housed immigrants from Malawi in unsuitable accommodation as had happened recently at Gatwick Airport when a group was placed in a four-star hotel. Mr. Luard agreed that more suitable accommodation should be found.

At one stage, there was scornful Tory laughter when Mr. Luard said that as far as he knew there was no evidence of racial discrimination in the expulsions from Malawi.

He emphasised that under arrangements made by the former Conservative Government, Asians who became citizens of newly independent African countries could be provided with U.K. passports. The arrangement was that immigration from Africa should be phased over 10 years.

The indications are that this is being kept to, and in two years' time most of the Asians in Africa will have come here," he added. "I do not believe anybody in this House would feel we were able to justify preventing such people from coming here."

He was prepared to have consultations with other Departments to see what special arrangements could be made to receive Asians from Malawi.

Many Conservative backbenchers took the line that Britain had no obligation to admit these immigrants and urged that they should be sent back to the Goan area of India. Mr. Bell (C., Bournemouth) unsuccessfully tried to get an



MR. ERAN LUARD Urged by Tories to visit Dr. Banda.

Mr. Reginald Maundling, shadow Foreign Secretary, asked for a categorical assurance that there would be no increase in the overall quota for British passport holders coming in from Africa. He wanted to know why the Goans were being expelled and suggested that Mr. Luard should visit Malawi to thrash out the matter with Dr. Banda.

Mr. Luard, who seemed taken aback by the strength of feeling in the House, said there were no grounds to present to justify a special Ministerial visit. The Government, he said, had been unable to find out the reasons for the expulsions.

Mr. Andrew Faulds (Lab., Warrley E.) wanted to know what representations Britain had made to Malawi about the improper imprisonment of British passport holders which, he said, was a common practice under the dictatorship of Dr. Banda. According to Mr. Maundling, the Government of Malawi should be told that Britain would not tolerate the expulsion of U.K. passport holders for flimsy reasons. He said that it would be quite impossible for local authorities near the major airports to deal with the influx at the scale that could occur in June.

A national resettlement bureau should be set up to deal with the problem, he said. For Sir Bernard Braine (C., Essex SE) came a protest that U.K. passport holders were being treated in an uncivilised way by an African government that had been a major recipient of overseas aid provided by the British taxpayer.

Mr. Luard agreed that the Malawi Government "should be carefully in mind the fact that it is the recipient of aid from this country."

## Minister firm on Ulster policy

THE GOVERNMENT will not

change course in Northern Ireland because of cold-blooded murders of policemen and the crimes of sectarian gangsters.

Mr. Roland Moyle, Minister of State, Northern Ireland, said in the Commons yesterday.

Mr. Airey Neave, shadow Northern Ireland Secretary, called for tough and quick decisions after "this last shocking week-end." He urged that there should be no more contact between the Government and terrorist organisations.

In a statement, Mr. Moyle paid tribute to the five members of the RUC "who have so gallantly laid down their lives in the service of the whole community." He added: "We are determined that the rule of law will prevail."

Despite these cowardly attacks, the morale and deter-

mination of the RUC is high. They deserve the unstinted support of the whole community and of this House."

Mr. Neave declared: "It is horrifying that the Government security policy has not after several years—been able to protect innocent people."

Mr. Moyle replied that security forces had always been provided with the necessary facilities to achieve whatever co-ordinating was desired.

The Minister said that the Government's policy was to secure the conviction of terrorists through the use of the criminal law in the courts. "The process cannot be based on an unmathematical equation involving an automatic and simultaneous reduction in the number of soldiers as the strength of the RUC increases. The RUC complements one another. Both are needed."

# Pay beds Bill begins committee stage to-day

BY PHILIP RAWSTORNE

THE GOVERNMENT'S Bill to phase out pay beds in National Health Service hospitals to-day begins its committee stage in the Commons, in the face of determined Conservative opposition.

Following the Government's loss of its overall Commons majority, the committee, which will conduct the line-by-line examination of the Health Services Bill, will be manned by equal numbers of Labour and Opposition MPs. Eight Conservatives will be supported by an Ulster Unionist, Mr. John Dunlop.

Though Mr. Victor Goodhew, the chairman, will normally use his casting vote in any tie to prevent amendment to the legislation, the Conservatives will be given considerable scope for obstructing its progress.

Ministers have already abandoned their original hopes of getting the Bill through Parliament by July, and are now aiming to pass it to the Lords before the summer recess and then to complete its passage in the autumn spill-over period.

Mr. Patrick Jenkin, who, with Dr. Gerard Vaughan, will lead the Conservative team, said yesterday: "The Bill touches very sensitive issues for the medical profession. Ministers have to meet our arguments if progress is to be made. But while we shall debate our amendments fully, we have no intention of obstructing."

Mr. Jenkin said the Conservatives had three main objectives: to expose the "hollowness" of the Government's case for phasing out independent private hospitals; to seek protection for patients; they could not force the Government to withdraw the Bill, at least to amend it drastically.

The Conservative amendments in particular will seek to strengthen the independence of the proposed Health Service Board which will decide on pay beds to be phased out by the first 1,000.

THE Director of Public Prosecutions will not be taking over the role of the Press. Mr. Max Madden (Lab., privately by financier, Mr. Jimmy Sowerby) said that the use of Goldsmiths against Private Eye, criminal libel proceedings against Mr. Sam Silkin, Attorney General, told MPs in the Commons yesterday.

Mr. Brian Sedgemoor (Labour, Luton W.) claimed that the criminal libel law was an "affront" to the Bill of Rights and a totally unnecessary invasion of the law.

liberty of the individual and the Press. Mr. Max Madden (Lab., privately by financier, Mr. Jimmy Sowerby) said that the use of Goldsmiths against Private Eye, criminal libel proceedings against Mr. Sam Silkin, Attorney General, told MPs in the Commons yesterday.

Mr. Silkin said it was up to the Home Secretary, (Mr. A. Whitelaw) to put forward any Bill of Rights and a totally unnecessary invasion of the law.

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## Lunch vouchers—and taxation

IT WOULD cost the Inland

Revenue £10m. if lunch vouchers were increased in line with the cost of living, Lord Jacques, Government Treasury spokesman said in the Lords yesterday.

He explained that vouchers were not taxed if their value did not exceed 15p a day—a concession which cost the Treasury £9m. a year.

"If we were to raise it to meet the cost measured by the retail price index, it would add another £10m. a year, making £19m. a year," he added.

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## The Executive's World

EDITED BY JOHN ELLIOTT

Companies are becoming increasingly concerned about public understanding of the role of profits. Geoffrey Owen reports

## The pressing need for disclosure and profitability

ORE AND more companies are now engaged in a campaign of education about profits. They are trying to get across to the public at large that unless profits are raised to "adequate" levels none of the social and economic objectives which the country is aiming at can be achieved. But there is still a great deal of confusion about what constitutes adequate profitability and how to justify it in terms which sceptical "anti-profitists" who are by no means confined to the Left wing of the Labour Party, will find convincing.

Part of the misunderstanding stems from the purpose of business itself. Attitudes towards profits are influenced by the notion that a business exists in order to make money for the shareholders. While this may be true of some small companies, it is grossly misleading as a description of what motivates a people who run the bulk of industry. Few chairmen to-day put the satisfaction of their shareholders as the sole objective of the business.

Some of them, indeed, regard dividends almost as a fixed cost, the fact that the amount payable is at present effectively determined by the Government naturally encourages that view. Using the shareholders happy as a necessary condition for going in business (and one that has not been fulfilled in recent years, partly because of dividend control), but it is not a central consideration. Managers often regard themselves as responsible for a range of assets which they have a duty to manage as skillfully as possible in the interests of employees and the com-

munity as well as the shareholders. Their objective, in the broadest terms, is the healthy survival of the business.

Keeping the business healthy means, among other things, making sure that it does not run out of cash. Many managers tend to think in terms of cash rather than a target rate of return on capital; partly for this reason it provides a simple way of demonstrating the need for a certain level of profits. To maintain the real value of the business, cash going out—working capital requirements, fixed asset replacement, taxation and dividends—has to be matched by cash coming in, primarily retained earnings and depreciation. This has the great advantage of showing how inflation, because of its effect on working capital needs and fixed asset replacement, creates the need for more profits simply to maintain the business in real terms.

## Expansion in real terms

To expand the business in real terms does and should involve recourse to outside capital. There is certainly no case for arguing that expansion should be wholly or even mainly financed out of retained profits. But equally it is quite wrong to say that companies should be forced to seek external capital simply in order to maintain the value of the business.

In practice a company's cash requirements tend to be lumped together, covering working capital needs, replacement of fixed assets and expansion. One large company works on the basis that roughly 70 per cent. of its total

cash requirements should be met by internally generated funds and 30 per cent. by outside finance; this is where the shareholders come in. But the return on existing assets must be high enough to make it possible to attract new capital.

Companies are chary of disclosing their target rate of return on capital employed, for fear that it will be misinterpreted. If their results are far below it, they will be accused of inefficiency; if above it, of greed. But there are ways of showing that profits before interest and tax amounting to around 25 per cent. of capital employed represent a reasonable minimum for most businesses in today's conditions.

The Review Board for Government Contracts worked out in 1974 that on a current purchasing power basis the real after-tax return on equity in 1960-66 was 6.8 per cent. This compared with a net return from holding Government securities (after deducting tax at the standard rate and allowing for inflation) of 0.5 per cent. It was equivalent to a 14 per cent. return on capital employed on the conventional historic basis. The Board calculated that in 1975, to obtain the same real return as in the earlier period, the rate of return on capital employed, on an historic basis, would have to be increased to 22.4 per cent.

A similar point was made in the recent report on the Price Code by the "100 Group" working party. The report noted that under the Code, companies are allowed to amend their reference levels and increase prices so as to give a 10 per cent. return on historic capital costs. This figure, the report suggested, should be increased

TABLE I—PERCENTAGE RETURN REQUIRED ON CAPITAL EMPLOYED

	Under current inflation and U.K. interest rates	Under 4% inflation and U.S. interest rates
(a) Minimum return (based on rate of near maturity gilt-edged stock)	10	8
(b) Risk factor—appropriate for industry and recognising company gearing (Risk Table in 8-10% range)	4	3
(c) Working capital increase due to inflation (as it affects an individual company and grossed up for Corporation Tax at 52%)	5	3
(d) Replacement value of fixed assets divided by their average life to arrive at one year's cost	7	4
<b>MINIMUM PRE-TAX RETURN</b>	<b>26</b>	<b>17</b>

Source: United Biscuits

TABLE II—VALUE ADDED STATEMENT

	1975 £m.	1974 £m.
Sales	339.43	399.81
Bought-in materials and services	229.78	284.51
Value Added	109.65	115.30
Applied in the following way:		
To pay employees	42.67	74.31
To pay providers of capital	15.59	17.03
Payable to Governments in tax	4.67	12.11
To provide for maintenance and expansion of assets	6.78	11.85
<b>Value Added</b>	<b>109.65</b>	<b>115.30</b>

Source: Delta Metal

to 25 per cent. to approximate a minimum adequate return on capital on a current cost accounting basis.

Another approach is given in table I, which is taken from a

with the returns available to employees on their own savings. This is where adoption of inflation-adjusted accounts should be helpful in explaining to people the real condition of a business. The fact that, for example, Tube Investments' 13.1 per cent. return on net assets employed in 1975 becomes 3.6 per cent. on a current purchasing power basis, should put the company's profit performance in better perspective.

Delta Metal is one of the first companies to have included in its annual report the Sandilands-recommended current cost accounts. These show that in 1974 reported pre-tax profits of £28.55m. would have become £16.33m., while in 1975 (an exceptionally bad year) £11.65m. would have become £20.00m. In a newsletter for employees the company was able to explain quite simply how the lower figure was arrived at. A machine bought in 1965 for £100,000 and depreciated over ten years now costs at least £200,000 to replace; an amount of £4.7m. has to be set aside to allow the company to replace plant at higher prices.

## What happens to wealth

The same applies to stocks. "At present," the newsletter says, "if we use a piece of steel to make some switchgear, we charge the original cost of that steel to arrive at the profit we make on that job. But because of inflation we have to replace that steel at a higher price—sheet steel is now £144 per tonne compared with £129 per tonne at the beginning of 1976—so we constantly need to have more money available for financing our stock. Therefore we should be charging not the original cost but the replacement cost of that steel in determining our profit." Hence a further £6.4m. has to be set aside for the replacement of stocks. With the resulting profit figure of £500,000, it is not difficult for the chairman to conclude: "Clearly we are not earning nearly enough in real terms to maintain and develop the business."

The value added statement, which Delta, in common with a

growing number of other companies, now includes in its annual report and which is summarised in table II, is also useful in showing what happens to the wealth created by a business. As the chairman, Lord Caldecote, pointed out in the newsletter, "Out of every £ of added value we paid 78p to employees. Then we had to pay those who lent us money 8p and the shareholders 6p. Governments took 4p in tax and we were left with just 8p to plough back into the business."

Employees in large companies are mainly interested in the performance and prospects of their particular division. Most managements are reluctant to give a full breakdown of return on capital employed by division, although some do it. Tube Investments gives sales, profits before interest and tax, and net assets employed in all the main divisions. In 1975 the rate of return ranged from 28.4 per cent. in steel tubes to 8.8 per cent. in the cycle division.

No doubt some companies fear that if they show above-average profitability in a particular division, the unions will use it as a bargaining counter to extract higher wages. They may also feel that before they get into sophisticated discussions about why, say, the pharmaceutical subsidiary has to earn a much higher return than the fertiliser division, some education in basic principles must take place first. But disclosure of this kind may become mandatory in the future and companies should prepare themselves for it.

Talk about minimum returns, whether on a divisional or a group basis, worries many businessmen because it implies the concept of "excess" profits if the minimum is exceeded. The issue may seem academic with profits at their present levels, but they will have to argue that if they earn profits consistently higher than the minimum, this is a sign of efficiency, not of greed, and that high profits enable the company to do more of the things it wants to do, for the benefit of employees and the community.

As the Monopolies Commission has said, "in competitive conditions an efficient producer

earning a high rate of profit may well be serving the public interest better than an inefficient one earning a low rate of profit."

An alternative approach, suggested by Mr. Hector Laing, chairman of United Biscuits, is to accept that in certain sensitive industries, such as food manufacturing, controls over prices and profits will remain for some time to come. He suggests therefore that agreement should be sought with Government and unions on "a code of practice" covering profits and investment. This would include the idea of a minimum return along the lines of table I.

## Freedom on prices

Companies would be free to raise and lower prices as long as profits do not exceed the reference level, which would be reviewed every two years. There would be other provisions, including a requirement that, if profitability was in excess of 90 per cent. of the reference level, the company would commit itself to invest annually the cash equivalent of one year's replacement cost of fixed assets in replacing and renewing plant and equipment; with lower profitability, the commitment would be scaled down.

This is an attempt to work towards the "national consensus on profits" which Mrs. Shirley Williams, Secretary of State for Prices and Consumer Protection, has described as a major priority. It could well have some relevance for the food industry under the present Government's policies. But for most other industries the proposal implies a degree of administrative control over prices and profits which they would regard as unwelcome.

What is clear, nevertheless, is that companies will not get the pricing freedom they want unless they do a better job of explaining what profits are and why they should be higher. To do so may involve disclosing more about their plans and objectives than they would like. But if the result is a better understanding of the market economy, the price will be worth paying.

## UNLOP EVIDENCE TO BULLOCK

## Management objects to TUC's plans

EVIDENCE OPPOSING the TUC's plans for trade union work director has been put into the Bullock Committee of Inquiry on industrial democracy in the past three months. The pivotal point for his evidence has been the TUC's submission which, while opposing the TUC, calls for companies to be required by law to negotiate participation agreements with their employees.

Different organisations have each supported this CBI, from varying standpoints. One of the most detailed arguments opposing the TUC on industrial as well as doctrinal grounds has come from the Dunlop Group, which favours a degree of participation provided it does not impair commercial efficiency.

Published to-day, this evidence suggests that Boards of directors and line management could function effectively if

weighed down with trade union-style conflicts of loyalty.

It also underlines the unease felt by many managements about compulsory disclosure of information to unions when they explain that Dunlop has developed policies on employee communications, but adds: "It is, however, no good hiding the fact that managers will not voluntarily disclose sensitive information."

Many managements fear that union officials will disclose sensitive information, quite often by accident. Dunlop underlines this problem, which arises both through Industry Act and Employment Protection Act provisions as well as through possible worker directors, when it says: "The fundamental importance of job security is readily understood but what is often disregarded is the damage that can be done to a company and its employees by the premature disclosure of its in-

tentions in a competitive world."

Nevertheless, while stressing these problems, Dunlop is also taking initial steps towards educating its shop stewards so that they can understand financial information they receive which they are less accustomed to examining than the management involved.

After conducting a survey of its present arrangements—which include an annual publication, Dunlop At Work in Britain, the 1975 edition of which is to be published on Thursday, the company says the financial information it hands over must "give a true picture of the unit involved." This means the statistics must be inflation adjusted and include a full allocation of overheads and corporation tax. Dunlop is also considering how to present facts for self-contained production units which are not individual profit centres. Its training is still at early

stages but part of its internal courses have been turned over to the appreciation of financial information, sometimes with shop stewards attending with middle managers.

On the issue of the impact of the TUC's ideas on effective management, the evidence explains that in the U.K. Dunlop is divided into four product groups (tyres, engineering, consumer, and industrial) which are sub-divided into 22 divisions, each under the control of a general manager who has responsibility for the profits of a number of separate sites. Annual budgets are set against which divisional performance is measured and funds for both fixed and working capital are allocated from the centre, which also supplements the divisions' own research organisation as well as supplying finance, personnel, corporate planning and other functions.

This leads Dunlop to warn: "Decision taking is therefore widely dispersed throughout the group and for effectiveness should be so. Managers must be able to respond to rapidly changing circumstances. Profit in a business is usually made at the margin. It is the relentless pursuit of small improvements which is one of the hall-marks of good managers. In Dunlop, responsibility for decision taking rests in the hands of literally hundreds of people."

Explaining that such decisions have to be taken against the background of conflicting interests of the Government, the company or its divisions, its customers and employees, its neighbours and suppliers, and its short and long term aims, Dunlop adds: "If a further conflict of loyalty were added to the list, namely between loyalty to the company and to a trade union in reaching business decisions, the fine balance between success and failure would easily be upset."

On the company Boards, Dunlop says "directors should not act as representatives of a 'special interest,' and adds: "The Board must act as a team and avoid factions; it must not become a place for negotiations but must reach decisions on their merits and not as a trade-off for counter-decisions."

Dunlop backs up its objections to the TUC's ideas by stressing the different social and industrial traditions in Germany, where Dunlop operates, which makes its worker director system effective. But trade unions are now to be given more power on German Boards and Dunlop warns that this "will upset a balance of employee representation which has worked successfully in the past."

It also condemns the Common Market's new proposals on the subject, as "facile and dangerous," because the EEC suggests there is a "democratic imperative" in European industry without analysing the basic purposes of companies. "An enterprise consists of more than those employed in it," declares Dunlop.

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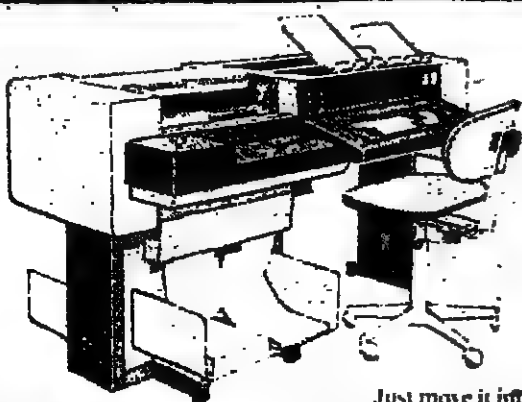
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TUESDAY, MAY 18, 1976

## The boom in exports

THE RENEWED WEAKNESS of sterling on the foreign exchange markets yesterday was partly a result of the strength of the dollar, but partly also a reaction to what were evidently regarded as the disappointing April trade figures published at the end of last week. It is true that the current balance of payments was in surplus to the extent of £104m. in March and back into deficit to the extent of £135m. in April: the apparent shift for the worse is considerable.

But the deterioration was entirely on the import side, and here two special factors have to be taken into account. In the first place, the same random factors which had made the March figure so fearfully good—notably, low imports of diamonds and crude oil—reversed themselves in the following month. In the second place, the weakness of sterling during the month caused an immediate and sharp increase in the cost of imports, the volume of which (at least so far as industrial raw materials and semis are concerned) is now beginning to rise as industrial production begins to recover.

If one takes account of these special factors, the rise in imports between the two months becomes much less striking. In fact, the current account deficit amounted to only £155m. in the months February-April against £265m. in the preceding three months. The balance of payments is improving faster than expected even quite recently, and that because of the performance of exports.

## British Leyland

The fall in the exchange rate which has put up the cost of imports has simultaneously improved the competitiveness of U.K. exports, and U.K. exporters have not been slow to take advantage of the opportunity. British Leyland's half-year statement yesterday, which showed that the value of exports had risen by 34 per cent. over the same period of the previous year, is striking but not unexpected. A growing number of smaller firms have begun to export successfully in export markets, where profit margins are controlled by competition rather than statute, and the result is apparent in the trade figures, though the advantage

of the latest depreciation in the exchange rate will not show up for some time to come. During the last three months alone, the volume of exports has been 4 per cent. higher than in the previous three months while the volume of imports has been only 1 per cent. higher. Although import prices have risen—moreover, because of higher world prices for some commodities as well as the fall in sterling, export prices have risen slightly faster, so that the increase in the value of exports over the past three months has been no less than 8½ per cent. This very rapid rate of growth, by past U.K. standards, may of course turn out to be a flash in the pan. But for the past few months, each set of trade figures has suggested that exports are really rising much faster than expected and that the balance of payments for the year, despite the inevitable rise in the volume and price of imports, will be better than hoped.

## A chance to take

An export-led recovery of this sort is precisely what successive governments have sought but failed to achieve for years past. Now that it seems to be under way, it should be given every possible support—which means, in particular, helping to keep industrial costs down and ensuring that export demand is not frustrated either by easier selling conditions in the home market or by shortages of productive capacity. The new incomes policy, to which the Government attaches so much importance, will help to keep costs down while output is rising so long as it sticks—so long, that is, as productivity is rising and the level of unemployment has not begun to fall precipitately. Restraint in pay increases, combined with rising prices, will also help to control the growth of consumer demand. The two other requirements, first, that the Government should be ready to cut public expenditure further as the private sector's demand for resources rises, and that the Price Code should be amended in such a way as to make new capital investment more attractive. Opportunities of the sort we seem to have at present do not occur so often that the Government can afford the least risk of wasting them.

## New links with Mexico

THE INTERNATIONAL position of Mexico, as brought out in the current report of Canning House on Britain's trade prospects in Latin America, is likely to get a good deal stronger in the near future as a result of the country's emergence as an increasingly large exporter of crude oil and of refined petroleum products.

The shot in the arm that oil is giving Mexico is all the more important in that it comes after a long period in which the Mexican trade balance was in heavy deficit. Parallel with this upturn in Mexican fortunes has come a renewed resolve by Mexico to diversify its foreign trade which in the past has been heavily dependent on the U.S. These two developments bode well for Mexican trade with the European Community and with Britain in particular.

## Trade

This has been demonstrated in many ways. A few weeks ago the Mexicans mounted an ambitious and successful trade exhibition in Rotterdam, aimed at complementing the efforts of Mexican diplomats in Brussels to enlarge the market for Mexican goods within the Community.

As far as the specifically British interest is concerned, the popular regard in which this country is held in Mexico was amply shown during the Queen's visit to Mexico City last year. This has been followed up by a variety of developments ranging from the large financial and industrial deals such as those being signed in London this week to the less tangible but no less important growth in Britain's knowledge about what Mexico has to offer in fields of trade, culture and tourism. If Anglo-Mexican relations continue to develop with

## Reaction

It will be up to his successor, Sr. José López Portillo, to turn his attention to the domestic scene. The prospect of social change in Mexico, much needed though it is, seems recently to have sent tremors of concern through conservative circles in Washington and produced a reaction out of proportion to the factors involved.

The member countries of the European Economic Community have generally taken a more liberal view about social problems in Latin America and the Caribbean than that taken in Washington. It could be that in many fields Mexico will find more understanding of its problems in the Community than in the U.S.

Mr. Yitzhak Rabin,  
Prime MinisterMrs. Golda Meir, former  
Prime MinisterMr. Shimon Peres,  
Defence MinisterMr. Moshe Dayan, former  
Defence MinisterMr. Yigal Allon,  
Foreign MinisterMr. Abba Eban, former  
Foreign Minister

## Soul searching in Israel

BY ROBERT GRAHAM in Tel Aviv

RARELY if ever in Israel's 28 years existence have its political leaders enjoyed so little popularity and such low credibility. One barely can hear a kind word about the Government. The politicians themselves have some pretty barbed things to say about each other.

The Government itself is weak, drifting without clearly defined or agreed policies on such key issues as settlement by Israelis in the occupied Arab territories. Long simmering differences of policy and personality are being dragged into the open, and the thin guise of unity binding Mr. Yitzhak Rabin's coalition is rapidly disappearing. Inevitably this atmosphere feeds speculation about a collapse of the Government.

When Mr. Rabin took over the premiership two years ago, he was welcomed as the symbol of a new era in which younger men would assume the mantle of the Founding Fathers. He was also seen as someone untainted by any of the criticism levelled at the leadership for the failures of the October 1973 War. This image has faded. Mr. Rabin is criticised from all sides—not always fairly.

His critics take him to task for his blunt military manner, his poor public image, his insensitivity to public feeling, and his failure to exert authority. An influential Israeli who had been offered a post in the Government remarked sarcastically to me: "Mushrooms grow under big trees. Now the trees have been cut down and we are left with the mushrooms."

Mr. Rabin's lack of authority has been highlighted by his handling of the explosive issue of Jewish settlement in Samaria, in the heart of the populated West Bank. For six months the Cabinet has been unable to formulate a firm policy towards the unauthorised settlement of Kaddum by the Right-wing extremist movement, Gush Emunim. The decision on May 9 that the settlement at Kaddum be moved to another unspecified site merely ducked the issue.

Mr. Rabin himself has condemned Gush Emunim's attempts to establish permanent settlements in heavily populated Arab areas. But he has been unwilling to risk a confrontation with his Right-wing coalition partners in the National Religious Party, who threatened to withdraw from the Government over the issue.

The matter has also brought to the fore differences between Mr. Rabin and his Defence Minister, Mr. Shimon Peres. It was Mr. Peres who made available a military site to Gush Emunim at Kaddum, and he has not concealed his support for the settlers. The feud has also been fuelled by Mr. Peres being blamed for the failure of Israeli intelligence to predict the overwhelming nationalist and pro-PLO vote in the West Bank municipal elections of last month.

These differences are encouraged by the existing system of leadership which consists of a loose troika of Mr. Rabin, Mr. Peres, and Mr. Yigal Allon, Foreign Minister. Mr. Yitzhak Navon, chairman of the Foreign Affairs Committee of the Senate, has noted that all three are active in the same fields of security and foreign affairs. "The situation invites intense personal competition between them," he commented. "All the more so when one recalls that they come from, and represent, the three major factions which comprise the labour party—Mapai, Ra'at, and Ahdut Ha-Avoda. The squabbling has contributed greatly to a growing disillusion among Israelis with the existing political system and with their current politicians."

At the all important psychological level, morale has also been affected by what one newspaper called "a disappointment with ourselves"—the unearthing of a series of corruption scandals; the class and social divisions in society; the decline in immigration; and the increase in the number of those leaving the country; the realisation that Arabs in Israel are not "time" and the manifest failure of the occupation of the West Bank to produce after nine years a "third force" of Palestinians willing to treat with Israel.

Against this background, the determined policy of the Gush Emunim movement to settle Samaria and ensure that it becomes an integral part of Israel has created the danger of serious polarisation. The Gush Emunim settlers, without doubt, have the emotional support of most Israelis and certainly the political support of perhaps half the Knesset. Prominent doves like Mr. Dov Zaklin, a Mapam member who is on the Knesset Defence Committee, believe that by having to run a coalition events in Lebanon have whose survival depends upon

will either stagger along until elections scheduled for 1977 or until internal dissensions force its collapse. No one person has emerged as a convincing challenger to Mr. Rabin: indeed it is a measure of the general disillusionment with the traditional politicians that some people are looking outside the Knesset for candidates. On the other hand, des-

upon the U.S. is emphasised by the current negotiations to Washington to obtain \$1.5bn over the next two financial years. Economists believe the first step must be a savage cut in public spending by \$500m.—but only a strong Government can do this.

Secondly there is the political danger that the drift to the right and support for Gush Emunim will force the Government to take irreversible decisions on settlement (or decision which would appear provocative to the Arabs in the occupied territories) and produce a harder line attitude towards a Middle East peace settlement.

Gush Emunim's demand to settle Samaria is not going to subside easily. Mr. Yehuda Ben Meir, a spokesman for the NRI which gives full support to Gush Emunim, told me quite simply "We shall increase Jewish settlements throughout the land of Israel."

The NRP brushes aside American opposition to such policy. "The U.S. has already objected in public—but that has not prevented us from building," Mr. Ben Meir said. Since 1967, 64 authorised settlements have been established in occupied Arab territory.

This drift towards a tougher line in a Middle East peace negotiations as a whole could be encouraged by Israel's increased military strength. The Israeli military confidence, badly shaken in the October War, has recovered. The Sinai agreement has enabled Israel to acquire large quantities of extremely sophisticated equipment from the U.S., while its own fighter, the Kfir, is now in active service. Analysts believe that Israel again has the military edge of its Arab opponents.

But a blinkered view of a tough Israel able to hold out from a hardline stance is rejected by the more thoughtful Israelis. Mr. Rabin himself has warned the public to expect an erosion of U.S. support next year. In private many leading Israelis are apprehensive about the widening gap between Washington's perception of Israel's interests and Israel's public debt now costs over 10 per cent of the total. But if the drift continues around \$4bn. The extent of these apprehensions will not be Israel's economic dependence brought home to the public.

Whatever happens, there are two main dangers in the present situation. Firstly, the effect of the Government's internal dissensions on necessary economic measures. Already there are advocates of putting the economy on an emergency footing to cope with rising public expenditure and the monthly devaluations of the currency.

In a year the currency has been devalued by almost 30 per cent. Many hotels now add a 28 per cent. surcharge to bills paid in Israeli pounds, and there is a flourishing black market for dollars.

Annual servicing of the huge public debt now costs over 10 per cent of the total. But if the drift continues around \$4bn. The extent of these apprehensions will not be Israel's economic dependence brought home to the public.

But such solutions are not for the short term. This means that Mr. Rabin's Government

offer a full scale service from the first moment that people join.

With the obvious exception of oil the bulk of Middle East trade with Britain consists of British exports, and so the ABCC is likely to be of most benefit to British companies. But it is believed that the goodwill of Arab rulers and governments is essential before it can offer a good service to British exporters, and only after Arab members have been enrolled will the recruiting drive in Britain begin.

The Arab membership will embrace both state trading corporations (in those countries such as Iraq where the economy is under close state control) and private trading companies. It is planned that in each country the ABCC will establish links with the local chambers of commerce so as to establish a network of contacts throughout the Arab world.

At its headquarters in Berkeley Square the ABCC has assembled a staff of 35, including many Arabic speakers and experts on trade with individual Arab countries. When it is fully in operation, which it hopes to be later this year, the ABCC plans to specialise in giving information to British companies which want to establish markets in the Middle East, and to issue certificates of origin for goods produced in Britain and destined for the Middle East. At last.

Finally there

More than a year after it was first established, the Arab British Chamber of Commerce has finally decided on a drive to recruit its first members. A party led by the secretary general, Abdul-Karim Mudaris, is now visiting all seven rulers in the United Arab Emirates, and will also call on senior ministers and business houses in this Gulf federation. With Mudaris are two leading city bankers specialising in the Middle East, David Douglas-Horne of Morgan Grenfell and Frederick Leishman of Hill Samuel.

The ABCC was set up on the initiative of the Arab League and the Arab ambassadors to Britain to co-ordinate and simplify trade between Britain and the Arab countries. A moving force in setting it off the ground was Mohammed Mahdi Tajir, the immensely rich ambassador in London of the UAE, who is also a senior advisor to Sheikh Rashid of Dubai. The ABCC claims that the opening of its doors to the public has been delayed because it wanted to build up staff to

mittee, meeting at Scarborough, had to elect five delegates to the standing orders committee which handles AUEW conference arrangements. Four were chosen without any problem, but there was a dead heat (28 votes apiece) for the fifth position between leading Left winger Jimmy Reid and the equally prominent moderate John Warkley.

Ironically enough, it was Warkley who instigated last year's High Court action. So when the 26-26 result was announced, cricketering enthusiast Scanlon decided the issue on the toss of a coin. Make what you like on the powers of chance: Warkley lost.

At one time they were content just to report the news!

Corporation. The two, though on opposite sides of the ideological frontier, know each other well. Oversea Chinese, apart from its branches in its base of Singapore, in Malaysia and elsewhere, has also kept on two of its branches in mainland China established before the Revolution.

The Bank of China has not, at £2.6m., received as much for the building as it might have hoped: the asking price was more than £3m.

Never mind, it still left Scrimgeour with over £200,000 from what the Chinese paid for the lease, and the bank then set about selling its old freehold premises. Its instructions to its agent, Jeffrey Young & Company, were to go for a simple sale. It did not want to get involved in letting, and treating London Stone House as an investment, or even letting it first and then selling to an institution. That, perhaps, would have smacked too much of property speculation.

By an odd coincidence, the buyers of the building (and a bit of London history, since, inset in the front of it is the London Stone from which the Romans are meant to have calculated all distances from the capital) are also Far Easterners, the Oversea Chinese Banking

Chinese City deals

The Bank of China has completed the property deals made necessary by its expansion in the City of London and sold its old premises, London Stone House, for £2.6m. The growth of China's trade with the outside world had, as I have noted before, raised its London staff to around 150 and the larger premises the bank found were stockbrokers J. and A. Scrimgeour's old headquarters by the Mansion House.

The stockbrokers and the Communists did business with no trouble, but what Scrimgeour was selling was a sub-lease, and the landlord, Property Holding and Investment Trust, felt less happy about its new tenants. As State bankers they might, Property Holding felt, plead some sort of immunity from legal proceedings over the lease, and Scrimgeour ended paying Property Holding £200,000.

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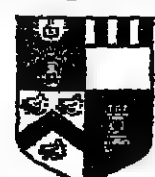
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## COMPUTER OPENS NEW DOORS IN RESEARCH

Aberdeen University's new Scottish-built Series 60 computer system, to be delivered next year, will herald a new era in university research. A primary reason for the University's choice was the power of Honeywell's database system, coupled with the computer's ability to cope with traditional academic work. The University, among the fastest growing in the U.K., is a leading authority in the database world: over 100 terminals will be linked to the new computer, providing researchers with access to information of common interest. And the Series 60 will provide facilities for the instruction of students in some of the world's most advanced computing techniques.



Aberdeen University

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Computer systems for small and large organisations

Honeywell Information Systems Ltd., Brentford, Middlesex

Observer

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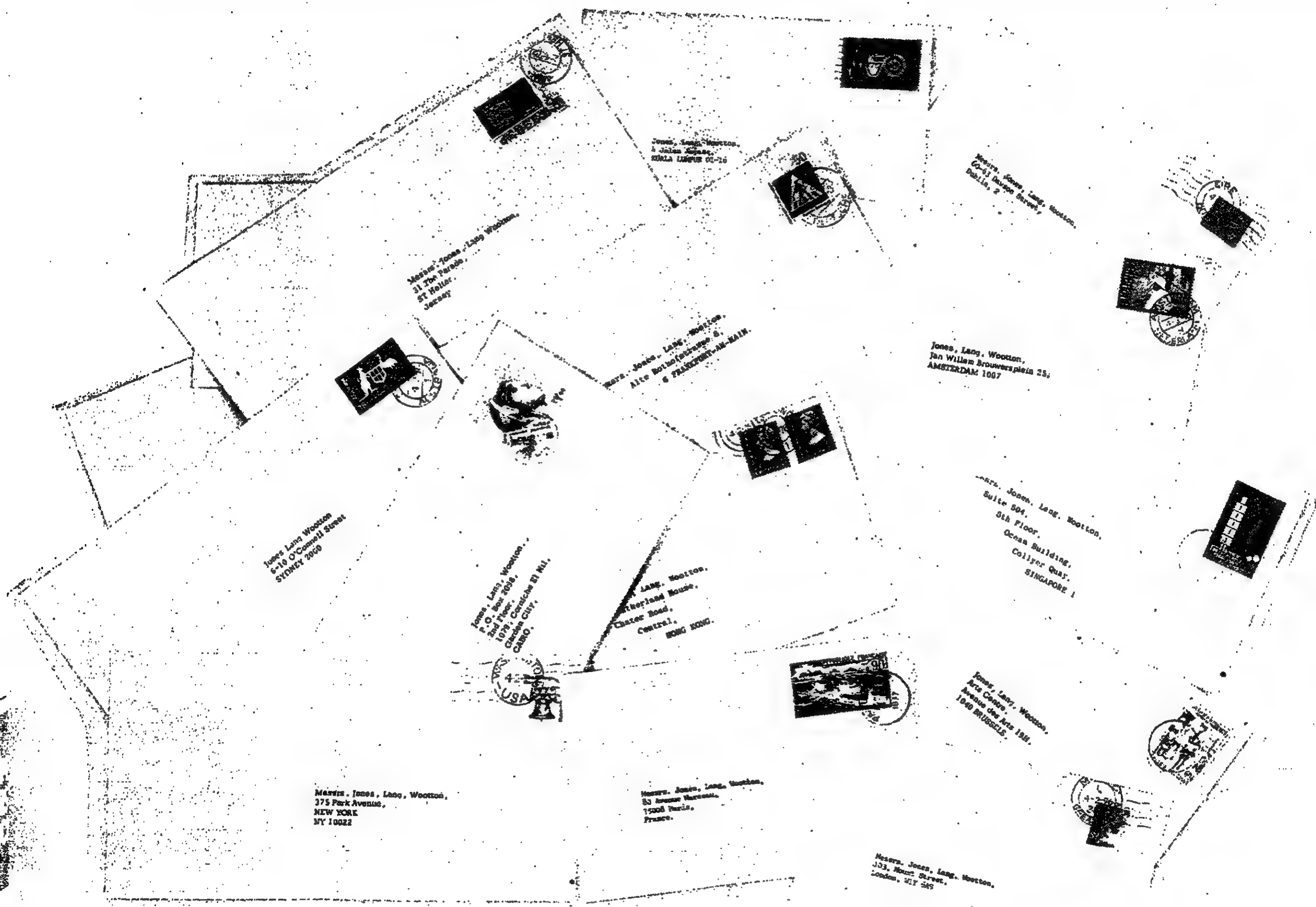


# FINANCIAL TIMES SURVEY

Tuesday, May 18, 1976

## International Property

Property markets worldwide have now felt the worst effects of the recent recession. In many countries it is banking practices which have been most affected by the drop in values. Already, in the healthier economies letting demand is recovering and investment interest has started to return.



**For 4 days the FIABCI Congress will discuss International Property. Throughout the whole year all 30 JLW offices in 13 countries can keep you posted.**

**Europe:** London, City & West End, Croydon, Glasgow, Edinburgh, Jersey, Dublin, Brussels, Antwerp, Paris, Rotterdam, Amsterdam, Frankfurt, Hamburg, Düsseldorf. **USA:** New York. **Australia:** Sydney, Canberra, Melbourne, Brisbane, Adelaide, Perth. **South East Asia:** Hong Kong, Singapore, Kuala Lumpur, Kuching. **Middle East:** Cairo. Associated Offices in New Zealand.



**JONES LANG WOOTTON**

Chartered Surveyors  
International Real Estate Consultants



# INTERNATIONAL PROPERTY II

## Investors' spirits begin to revive

AS AN investment, property can only show the return which demand supplies. No one argues that demand follows a cyclical pattern and the present problems of worldwide property markets are, with the wisdom of hindsight, very largely based on capital values established on a peak of the demand cycle. That cycle is now, in almost all developed countries, thought to be pulling out of the recession trough. The evidence that investors are still extremely cautious about new developments in real estate is only evidence of the severity of the last crash.

The fundamentals of property investment, largely based on office demand, show little signs of changing. Most economies are still, despite the upheavals of the past three years, headed toward both a greater proportion of clerical workers in the population and an insistence by a less labour-intensive manufacturing and distributive industry that it is accommodated in modern premises.

But the debris must first be collected. This is both a matter of badly located (and often also badly designed) developments being ruled out of the investment equation, and also the acceptance that even on some of the soundest-based judgments of 1973 there is still some way to go before a profit in money terms, yet alone real ones, can be shown.

In France, where although some recent Paris office lettings have shown a marked revival in the market, the position is well put in the prim language of the Delegation à l'Aménagement du Territoire, biased in the sense that it is the Government agency for regional development but nevertheless hard to fault on its logic: "Over the past few years, substantial investment has been made in the French office property sector by holders of foreign capital, particularly British nationals. Although investment in office developments has been very spectacular in Paris, it has also affected certain provincial towns. The flow of

### Available

"The effects of this policy, combined with oversupply and the availability of unsuitable property resulting from the euphoria prevailing during the previous boom years, have led to the existence of a great deal of available office space in the capital, which is being disposed of only slowly."

Slowly is a fairly polite word to use of some office developments, particularly in East Paris, where the failure of Amalgamated Investment and Property Company, the first major British quoted company to go into liquidation, emphasised the extent of British involvement in the creation of the early 1970s boom in Continental Europe.

Although Amalgamated was a substantial developer and investor at home, it was almost automatically assumed, when its shares were suspended, that its immediate difficulties must stem from its £20m-plus development of 40,000 square metres at Porte de la Villette, Paris. It was also assumed, and this perhaps betrays the panic symptoms which are still apparent in property circles, that the lead banker supporting that development, Credit Lyonnais, must have been the one who pulled the rug from under Amalgamated.

In practice, the Credit Lyonnais, as deeply involved in property lending as the National Westminster was in Britain, was an unlikely candidate to betray sudden impatience with a large property group. It was, until

very close to the time that Amalgamated's Board decided that its assets no longer matched its liabilities, still hoping for an orderly solution of the Parifric Bureau's problem.

Major banks cannot, however, be expected to take a philosophical view of what are, after all, largely their own mistakes, for much longer. The ideal synopsis is, perhaps, that they allow any reasonable chance of extricating itself from difficulties at least another two years to let and sell their problem buildings. But there is already evidence in the United States that, apart from bank involvements with real estate investment trusts, a tougher line is being taken.

Far from waiting for the market to pick up, Citibank simply withdrew its \$53m. leasehold construction loan it had on the 1166 Avenue of the Americas building, turning the development back to the mortgage holders. There are, in Britain, some similar signs that U.S. banks, once the central banking authorities allow them to, will go in to claim whatever security they have on developments promoted by individuals and companies who are, in many cases, already bankrupt but subject to defensive moratoria or schemes of arrangement.

What appears as the logical solution to a reluctance of banks to fund future developments in the private sector is a slightly more adventurous support attitude from institutions. In this field the British, whose knowledge of commercial property is still respected in most countries despite the obvious errors of many of her developers, could well lead the way.

Partly this is a matter of the actuarial base system of her pension funds, against the pay-in and pay-out method used in many countries, and partly it is a product of the more developed sense of an investment market and of property as a savings medium than is true elsewhere.

The movement of British funds to invest abroad was, apart from the downturn in markets, arrested by the ending of the £1m-per-project-per-year allowance free of premium payments: in the intervening period back-to-back loans have seldom made sense, and apart from this difficulty in investing initial capital at sensible rates, there is a continuing reluctance on the part of gross funds to pay tax on rental income that they would not do at home.

The case for exemption is being chased through the back roads of the EEC Commission by several funds and eventually they will probably get their way. When this happens, and it may well be before the end of the decade, then whatever Britain's enforced exchange control restrictions, there must be a hugely increased incentive for pension funds to invest abroad, granted the fact that they are already running out of suitable properties to buy at home.

Insurance companies, with a flow of premium income already generated abroad, have already

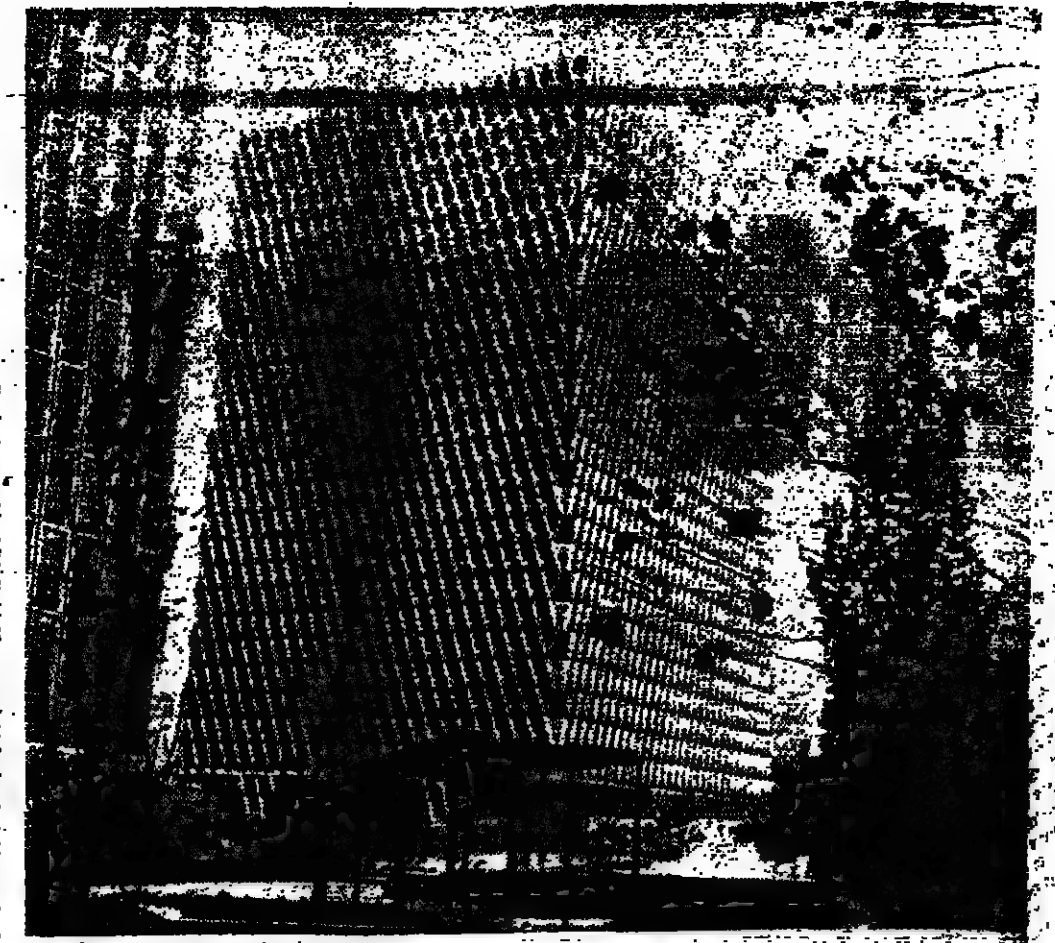
shown that interest in Continental investment in property is more than a boom phenomenon and, as detailed below, pension funds who can get money to the U.S. on reasonable terms are convinced of the logic of putting small proportions of their funds into the major capitalist economy.

Opportunities for development or investment companies are naturally harder to see now than the sort of long-term investments in which institutions are interested. They do, however, exist, as several articles in this survey indicate. It is possible that the particular expertise of British developers is, in one sense, suited most to the least-developed markets. For instance in Brazil, with the proviso that there is no long-term institutional takeout to rely on, there is the attraction of a

possible three-tier market in the course of one development and returns to the initiators as high as 40 per cent.

Such markets can, on the evidence of the past, only last a short time. The knowledge, backed by the wisdom of disasters which the British have now gained, may mean that developing-trading companies can flourish in such countries. In other developed economies, the future of property as an investment medium will almost certainly reassert itself as other inflation hedges lose their appeal to fund managers. But, in the absence of the banks as major property development lenders, those fund managers are likely, on a world scale, to follow the British pattern of being the major source of new investment in real estate.

Quentin Guirham



Stainless steel office block in Pittsburgh: there are opportunities in the sector for foreign investors, with local help.

## Europeans tread cautiously in U.S.

THE UNSEEMLY invasion of Europe in the early 1970s by British property developers was made on the backs of those enterprising estate agents who opened offices in Brussels, Amsterdam, Paris and later in Frankfurt. But for the familiar faces of negotiators from Jones Lang Wootton, Richard Ellis, Hamptons and a handful of others, who met the early morning flights from London and whisked developers off on a tour of the available sites, it is doubtful whether many of them would have had the courage to cross the language barriers.

Probably because the European capitals offered such rich rewards and because the property markets there were comparatively unsophisticated, U.K. agents did not bother to move into the complex property markets of the U.S. It is very doubtful if any U.K. estate agencies can match the marketing skills of the U.S. property consultants and few have bothered to try.

With one exception—Jones Lang Wootton which has established an office in New York—U.K. estate agents have preferred to advise from their home base on real estate investment in the U.S. For this reason most British investors have appointed local consultants to advise on real estate purchases in North America.

The Post Office Pension Fund, appointed the Hestman Group, of Chicago, to find and manage investments on its behalf in the U.S., where it plans to invest some £50m. over the next few years in real estate. Electricity Supply Nominees, which has formed a special company, Eastern Realty Investment Corporation (ERIC), to invest in

U.S. property, has appointed the New York-based consultancy, Landauer Associates, as its adviser for its initial investments which are believed to have cost around £5.5m.

In both cases these U.K. pension funds had cash available in the U.S., the Post Office Fund through services provided by the P.D. and in the case of ESN from funds loaned to an American industrial company to set up in the U.K. Clearly no fund can afford to pay the dollar premium on its investments in the U.S.

### Legislation

From the point of view of British developers, new and far-reaching legislation affecting investment by U.S. pension funds will allow funds to invest in real estate on a far higher level than previously.

Although pension funds in the U.S. have only some 5 per cent of their total funds invested in property, and most of that in the form of mortgages, it is expected that under the new legislation, investment in real estate will rise substantially.

This sudden interest by the funds in property investment means that there will be a shortage of prime investment property, and many U.K. developers are looking at ways of stimulating a steady supply. But as most U.S. cities and towns are suffering from an over-supply of offices, the developers are choosing their sites very carefully. They are anxious not to make the same mistakes as they made in Europe.

There is a marked difference between the type of investments bought by U.K. pension funds

and U.S. funds. This has already been noted in the case of ERIC and the Post Office Fund purchases, both of which were bought on an un-mortgaged basis.

In the U.S. it is the practice for investments to be bought with the benefit of mortgages, which are often assignable. In its recent report on the U.S. property market, Jones Lang Wootton point out that during the 1950s and 1960s, long term mortgages of 20 to 30 years were granted for 75 per cent to 80 per cent of the gross asset value on new developments.

These mortgages carried interest rates of between 5 and 8 per cent and were self-liquidating over the term. Investments carrying the benefit of such favourable and often assignable mortgages clearly illustrate the potential advantages of such gains.

For example, an office building in the U.S. might be offered for sale at \$1m. showing an income of \$100,000 after all expenses. With no financing on the property, the yield is 10 per cent. The same property could be offered realistically for the same overall price of \$1m. but subject to an existing assignable mortgage of \$700,000, fully amortizing over 30 years and bearing 8 per cent interest. The constant annual payment required to satisfy the terms of the mortgage is \$61,800. The \$100,000 income clear of all expenses is therefore reduced to \$38,200, but, at the same time, the cash investment is reduced to \$300,000. The resulting "cash on cash" yield is 12.8 per cent. J.L.W. point out that this 2.8 per cent increase in yield can be further improved by second financing. It is quite common in U.S. transactions for the van-

der to take back a "junior" interest mortgage which is subordinate to the first mortgage in priority of lien. This type of transaction is called a Purchase Money Mortgage. On the example given above, the mortgage might be for \$300,000. At 10 per cent annual interest and amortisation payments on this and the first mortgage would be \$82,700, thus reducing the net income to \$17,300 on cash invested of \$100,000, or a yield of 17.3 per cent.

Clearly there are risks in this type of gearing if income drops or interest rates rise. For this reason U.S. funds prefer buildings with multi-tenancy lettings, unlike the situation in the U.K. where a single tenant of undoubted covenant has been the prime criterion in property investment.

Another attraction for U.S. property companies wishing to develop in the U.S. is that funds similar to our property unit trusts are emerging. Pension funds are treading very cautiously in direct investment in real estate and these new funds offer distinct advantages.

### Involvement

The lack of equity involvement by the U.S. insurance companies, which are the largest suppliers of capital to the property market, has been partly due to legal restrictions on the amount of their direct investment in property, but also because they considered there was little rental income growth historically available from property. They have therefore preferred secure fixed interest returns from mortgages.

Recently higher rates of inflation have made these fixed

relatively less attractive to insurance companies and although still remains unusual for insurance companies' direct investments, there are now a number of property trusts to exceed 5 per cent of their total portfolios, this expected to rise substantially soon.

The Economist Intelligence Unit's survey on U.S. real estate commissioned by agents Hestman, Daw, found that insurance companies have already begun to set up separate subsidiary corporations for the purpose of taking equity rather than fixed interest.

Similarly, some insurance companies have formed insurance corporations, or "Hestman's subsidiary group," to invest in real estate. For example, Connecticut General, an \$180m. in a subsidiary of \$300m. in the parent company.

The Prudential of America has set up what it calls Property Investment Separate Account. This invests property ownership on behalf of a collection of pension funds. Prudential's example already been followed by Metropolitan and Equitable Life Insurance companies by several banks, notably F. National Bank of Chicago.

The emergence of U.S. property unit trusts will add considerable new force to U.S. property investment market and any developments specially promoting scheme for onward sale to these funds appears to have an "assured future."

But of course location going to be all important. Unlike the situation in the U.K. there is no one investment market. Real estate investment in the U.S. tends to be localised and any British development company entering the market should pay particular attention to location.

There are more than 30 cities in the U.S. with populations exceeding 1m. Three of them—New York, Greater Angeles and Chicago—have populations similar to, or greater than, that of London and nine cities have populations larger than the West Midlands or Greater Manchester. Clearly New York is at the question as a location for British investment. It currently some 30m. sq. feet of empty offices and an annual take up curve running at around 3m. sq. feet there is going to be over-supply for many years to come.

The only major growth appears to be the South and South-West region of U.S., centred on four widely scattered cities. Dallas, Miami and Atlanta. These benefit from movement of the older cities in the rest of the country. There appears to be real prospects in two main locations, Denver and Phoenix.

J.L.W. point out that British group wishing to enter the U.S. property markets must seek advice from experienced property consultants, but also from a local experienced professional in the area. As a result, many of the major property companies are seeking projects in the U.S., which appears to be showing a better rate of recovery from the recession, and where better opportunities are believed to be available.

James Scott

Rory Fergus

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## Canada debates housing plans

ALTHOUGH CANADA has its share of companies concerned only in commercial property, many of its major groups include a heavy involvement in the residential sector and it is here that a fierce debate is in progress about future national policy. Although Canadians are better housed than ever before they never were more dissatisfied than they are at present. In spite of the fact that Canada ranks as the best or equal to the best housed nation in the world, its people expect better. More over the number of those who have incomes too small to afford to buy or rent housing on the open market remains substantial.

This is because standards of planning, architecture, environment, construction and servicing are so high that buildings are not able to provide modest accommodation for those Canadians who can afford no better. But there is not in fact a housing crisis, rather a poverty problem.

In the short-term the level of housing starts will be largely dependent upon the success of programmes recently introduced by the federal government under the Assisted Home Ownership Programme (AHOP) and the Assisted Rental Programme (ARP). Loans can be made to eligible applicants that are repayable over a period of years.

Under AHOP, buyers of houses within certain price ranges, receive a subsidy in the first year to bring their mortgage payments down. In each of the next four years the subsidy is

gradually reduced and at the end of the five-year period, repayment of the subsidy begins. The repayment schedule is also graduated. Under ARP, assistance follows the same pattern but it is spread over a 10 to 15 year period, with repayment starting after that time. In an effort to encourage municipalities to accept moderately priced, medium density development, the federal government has also offering grants of \$1,000 per unit to municipalities which approve this type of housing.

### Reluctance

Although the programme has been cited as being too small a grant to offset municipal reluctance, it could have an appreciable effect. One area which is still uncertain, but which could dramatically influence housing across the country this year is the anti-inflation board's (AIB) stance on land and lot pricing. But it seems likely at this point that the board will opt for some form of market-value pricing of lots that would generally be accepted by developers.

In fact, the government incentives appear to be having a fairly quick effect on housing starts, which in March reached a seasonally adjusted annual rate of 251,900, which compares with the 230,000 units actually built in 1975.

But the AIB regulations and reluctance of most municipalities to cater to developers seeking to build modest priced units are not the only problems facing property developers in Canada.

Because a number of the larger property developers are foreign controlled, they have run into problems with the Foreign Investment Review Agency (FIRA). Under FIRA's regulations, new investments in Canada must be shown to be of "significant benefit" to Canada, although the agency has never spelled out its definition of significant benefit.

In Ontario, the provincial government imposes a 20 per cent transfer tax on sales of land to foreigners and the provinces of Prince Edward Island and Saskatchewan have enacted legislation to control foreign land ownership.

As a result of the FIRA and the provincial land ownership regulations, two of Canada's largest developers have moved or are moving to Canadianise their operations.

Control of Trizec Corporation, which had been held by English Property Corporation, has been sold to a new Canadian holding company controlled by Edward and Peter Bronfman of Montreal. The Bronfman brothers operate through Edper Investments, an investment company owned by trusts established for them and their families by their father, a brother of Samuel Bronfman, founder of the Seagram company, the largest distillery in the world. A subsidiary of Edper Investments, Carona-Bancorp Incorporated, holds a fraction over 50 per cent of the new company that has purchased control of Trizec, with English Property holding a fraction less than 50

per cent of the voting shares of the new company.

The other Canadianisation move involves Abbey Glen Property Company. Discussions are being held between Capital and Counties, and Cadillac Fairview Corporation of Toronto over a possible acquisition by Cadillac of Capital and Counties' controlling interest in Abbey Glen. If the deal comes about, Cadillac Fairview, already the largest property company in Canada, would increase its real estate holdings in North America from about \$900m. to \$1.5bn. An interesting sidelight to the Abbey Glen proposal is that Camp Investments, a holding company for the children of Samuel Bronfman, is the largest shareholder in Cadillac Fairview.

Abbey Glen is in the midst of sorting out a number of problems. It has a large inventory of undeveloped land, some of it financed with short-term borrowings. But this has not stopped another Canadian group, the conglomerate Genstar also expressing interest in Abbey Glen. Both are now studying the company and are due to announce decisions on whether or not they will bid for the Capital and Counties interest early next month. While considered as Canadian under FIRA, Genstar in fact has fairly strong foreign ties. The Societe Generale de Belgique still holds a reported 21 per cent stake. However Genstar says it has advised the authorities of its intentions and was told to go ahead.

Living with the restrictive legislation governing land transfer taxes, laws about foreign control, and the reluctance of some municipalities to authorise housing development projects are not the only problems being experienced by Canadian developers. In Canada's larger urban centres, newly constructed office space stands empty as a result of the business slowdown, that hit the country in the past year or so. Business now is picking up, but at a slow rate and few new office projects are on the planning tables. In addition, shopping plaza developments, which for years were one of the more lucrative real estate ventures, are currently in a period of pause. Most of the major urban centres have been fully exploited in recent years and developments are going ahead in the small urban centres that may prove less profitable. The major exception is the Toronto Eaton Centre scheme, the largest, and one of the most dramatic retail projects in the world.

Building for private industrial uses has also slowed. Developers are finding that business expansion is being undertaken at a much slower rate than a year or so ago and many urban centres have a large over-supply of industrial warehouse space. As a result, many of the major property companies are seeking projects in the U.S., which appears to be showing a better rate of recovery from the recession, and where better opportunities are believed to be available.

Living with the restrictive

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## INTERNATIONAL PROPERTY III

## Australia starts on recovery road

OPTIMISM IS gradually returning to the Australian property market but there is still a long way to go before it can be said to have recovered from the boom and bust days of the early 1970s.

Faint signs of a recovery in the Australian economy from the worst recession in post-war history is behind the rising hopes. The most encouraging development for property is the steady decline in interest rates since the end of 1974 and the re-emergence of the institutions in the market as buyers. Actually the purchase slowed dramatically during the past two years and with a glut of prospective investments, particularly in city office space, they became extremely selective.

While the outlook is improving, the property market is still in a deep trough. The most depressed area is commercial city office buildings, but the rural, retail, industrial and resort land markets are also poor. The private residential market is the most buoyant sector.

Shortly after a Liberal National Country Party coalition was elected to Government after three years of Labor rule, there was a marked rise of confidence among real estate operators. A survey carried out at the time showed that 51 per cent. of real estate operators expected their business to improve in 1976 against only 38 per cent. six months earlier and 41 per cent. one year earlier. Only 3 per cent. expected their business to worsen. While this euphoria has quietened down there is still a much higher degree of activity and higher prices for residences than 12 months ago.

The industrial sector stands to gain most quickly from any economic recovery as manufacturers expand. Interest is reportedly picking up strongly out has yet to be translated into a strong increase in sales. It will of course start from a low base as investment in industrial property has been near a standstill for the past two years.

The retail market has not performed so badly despite falling consumer patterns. However, many large retailers have slowed down or deferred expansion programmes, awaiting a definite upturn in consumer spending and economic activity.

Rural values are also generally poor, largely because of the collapse of the export beef market and relatively low demand for wool. The problem was highlighted late last year by one of Australia's largest pastoral groups, Marra Developments, which reported massive write-downs of its properties less than two years after they were written up. Marra had its properties on the market for months at depressed prices but found it hard to attract buyers. However, the rural market appears to be picking up with prices starting to firm.

## Depressed

The commercial city property market is still easily the most depressed area. There is still a huge glut of available office space overhanging the market, much of it for sale by mortgagees who have taken possession as property developers fell by the wayside over the past two years.

Sydney has about four years' supply of office space "on the shelf," Melbourne and Perth three years, Brisbane two years and Adelaide only three months. The national capital, Canberra, is the only capital city where there is actually a shortage of office space.

Faced with the overhang of office space, rents for prime space in the central business districts (CBDs) have been adversely affected. Prime commercial rent in Sydney's CBD is around \$A8 to \$A9 a square foot against a peak of \$A12 a sq. ft. in 1970. Properties being sold are mainly yielding between 8 per cent. and 10 per cent., and in some cases as low as 7 per cent.

The commercial property industry is only functioning at around 80 per cent. of capacity, and this is because the public sector accounts for about 75 per cent. of the total contracts let each month. Starts by the

private sector are virtually non-existent. In fact this situation is likely to worsen considerably in the next few months because of a stringent cost-cutting campaign instituted by the LNCP Government after it took office, aimed at reducing the huge \$A4,500 budget deficit incurred under Labor's social welfare experiment.

The Government scrapped plans by its predecessor to guarantee private developers that it would take a certain proportion of space in new buildings on the outskirts of Sydney and Melbourne, and at two planned country growth centres, Albury-Wodonga and Bathurst-Orange. It also placed a freeze on Government leasing plans for CBD space, because in the past 18 months the Government had accounted for about 80 per cent. of leasing in Brisbane, 50-60 per cent. in Sydney and 80 per cent. in Melbourne.

The plan was for private developers to undertake the constructions and raise their own finance. The Government would have the option to buy back some of the buildings at the end of the lease period.

On top of these measures Canberra has also postponed more than \$A130m. of expenditure on about 150 projects by the Australian Department of Communications, Projects planned by the Postal and Telecommunications Commissions and other Government bodies have also been deferred.

Leaders within both the property industry and the building and construction industry are alarmed. They claim that it will lead to the near-collapse of the building industry in a few months' time when the majority of the existing work will be completed. While there is room for some slimming down from the over-growth which took place in the boom times, if there is too drastic a slump the fear is that there will be insufficient capacity to meet demand when it picks up again. This could lead to an unhealthy surge in building costs.

The slowdown is evident in the statistics coming to hand. Only 64 contracts, worth more than \$A500,000 each, were let in March with a total value of \$A78.9m. This compares with 69 contracts valued at \$A78.5m. in February and 80 worth \$A83.8m. in January. Representations to Canberra for aid have been rejected.

In the commercial property sector there is very little work in the pipeline. In Sydney there are only two large office projects scheduled for completion in 1978 and two more in 1979. Many observers expect there will be a shortage developing by 1979-80, and even sooner if the economy recovers more strongly than expected.

Because of the acceleration in costs this would inevitably mean a sharp jump in rents. The very boom which created the over-supply also caused strong inflation in building costs which has raised the replacement value of existing office blocks. If the building industry itself is squeezed, as seems on the cards, it will further increase pressure for costs to rise. Higher rents and building costs could come suddenly. At present the overhang of space is stopping new building so that the impact of rising costs is not yet fully appreciated.

## Values

However, the probability of a shortage developing with concomitant rising values for owners of existing buildings is not lost on the institutions. Hence the increasing interest in property.

It is estimated that the capital cost of an office project could be about \$A167 a square foot in 1980 compared with \$A87 in 1971. Moreover, outgoings (cleaning, servicing, etc.) will rise from \$A2.25 a square foot to about \$A5.55. To provide an 8 per cent. return, the gross average annual rent would need to be \$A19.75 a square foot; for a 10 per cent. return it would have to be more than \$A23 a square foot. The increase in costs has already been such that rents between \$A14 and \$A16.50

a square foot would be needed by 1977 to justify starting new office building projects.

Not all property observers are convinced that the market will accept such rental increases. They suggest that high rentals achieved during the mining boom in the early 70s for a small proportion of the available space distorted planning. These high rentals were used to project likely rates for the market and tenants might resist moving into new buildings seeking such high rentals.

The question of which theory is correct is of considerable importance to the large property developers caught with unutilised office space on their hands. Many of them are large

British groups which expanded rapidly during the boom heyday.

Chief among these is the Abbey Capital group which has more than \$A200m. invested in Australian property, mainly in city projects. Abbey has run up heavy losses and but for the open-ended support of Crown Agents would have already collapsed. Crown Agents has guaranteed to raise all the cash Abbey needs for its developments. This was a large factor in Crown Agents' own problems forcing the British Government to step in with plans to convert it to a public corporation.

Abbey has turned in a string of losses, the latest of \$A1.5m. in the six months to September 30, taking accumulated

losses to well over \$A10m. Abbey is now looking at a reconstruction of the group which could include offering equity to major Australian institutions. This would give the institutions a direct stake in the group's property investments, which are prime quality over the long-term haul.

## Losses

MEPC Australia, the local offshoot of the U.K. group, is another heavy loser to date. The company incurred a loss of \$A4.8m. in the year to September 30, which reduced shareholders' funds from \$A19.6m.

to \$A13.5m., including \$A8.5m. in share capital. Most of the loss came from provision to cover losses in an associated residential developer, MEPC also plans to reconstruct its capital by converting \$A9.2m. of short-term borrowings from the U.K. parent to 2 per cent. long-term subordinated debt. Convertible notes would also be converted to shares.

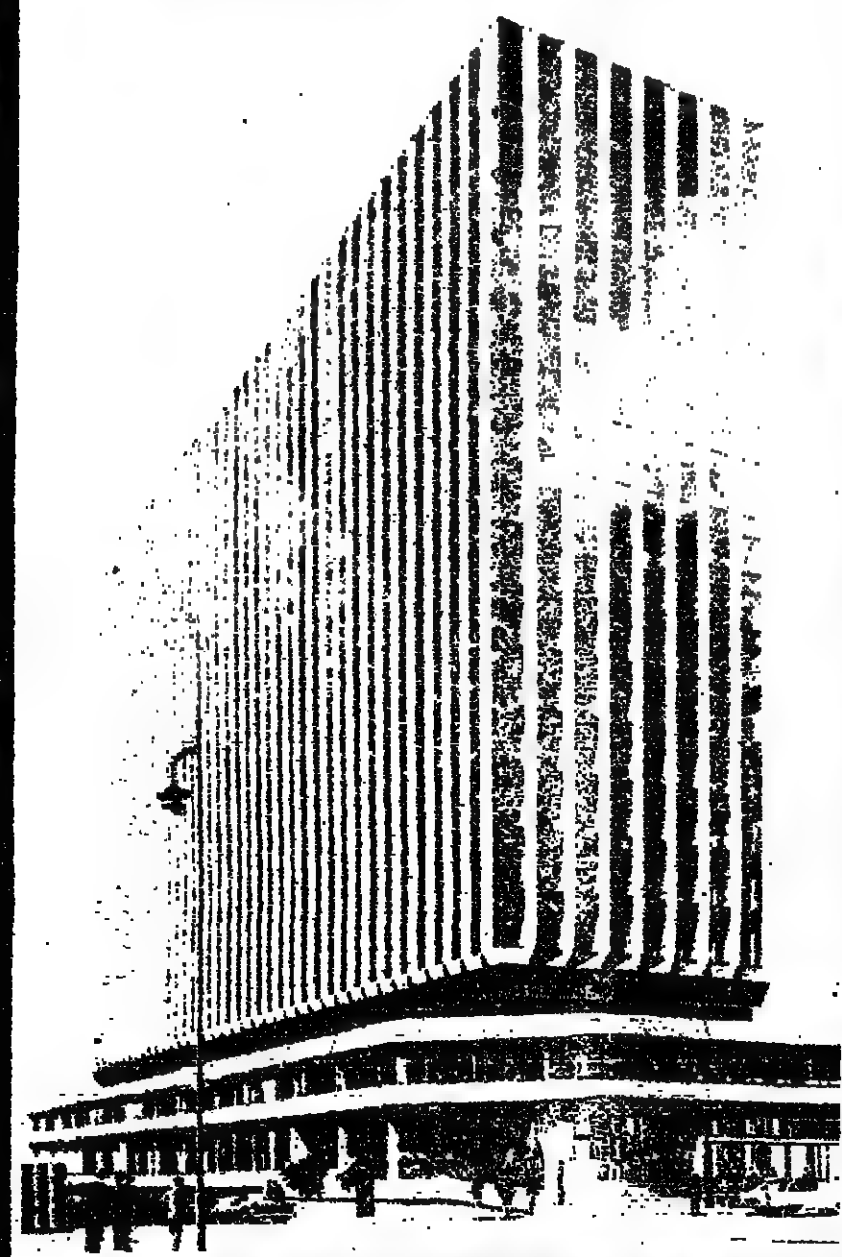
If these groups can weather the unavoidably difficult period for the next three or four years they stand to do handsomely when the demand for office projects picks up. The signs are that the industry is already off the bottom and has started the slow climb back.

James Forth



Sydney's commercial district: outlook is improving but market is in a trough.

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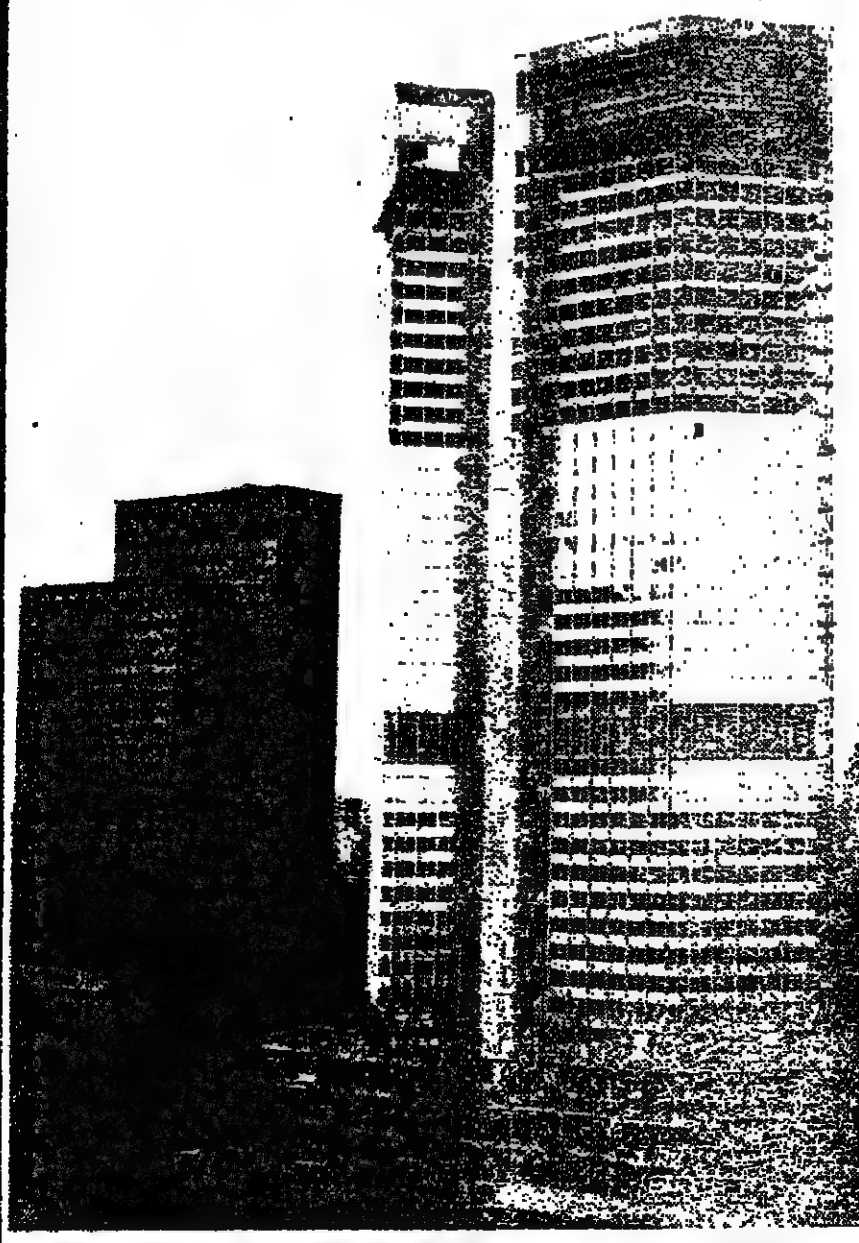


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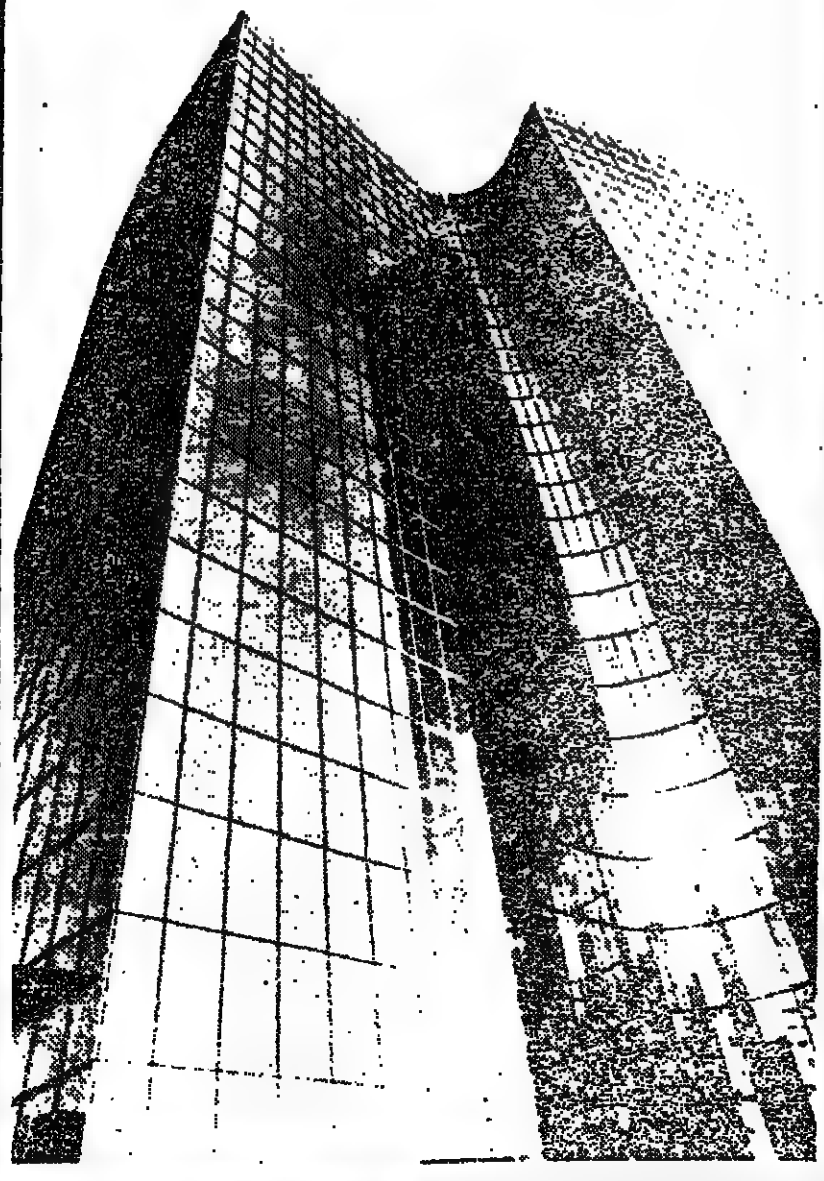
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# INTERNATIONAL PROPERTY IV

## Steady demand in Hong Kong

DEVELOPMENT OF property in Hong Kong has always been a quixotic and cyclical business. At the moment the cycle seems to be indicating a boom, but there are reasons for caution particularly about rental of offices and shop premises. At base, of course, the development of Hong Kong must be a profitable business. The demand is there: a growing, increasingly affluent population mainly poorly housed; foreign companies pouring in; new enterprises formed; too little factory space; too little land. In Hong Kong developers have

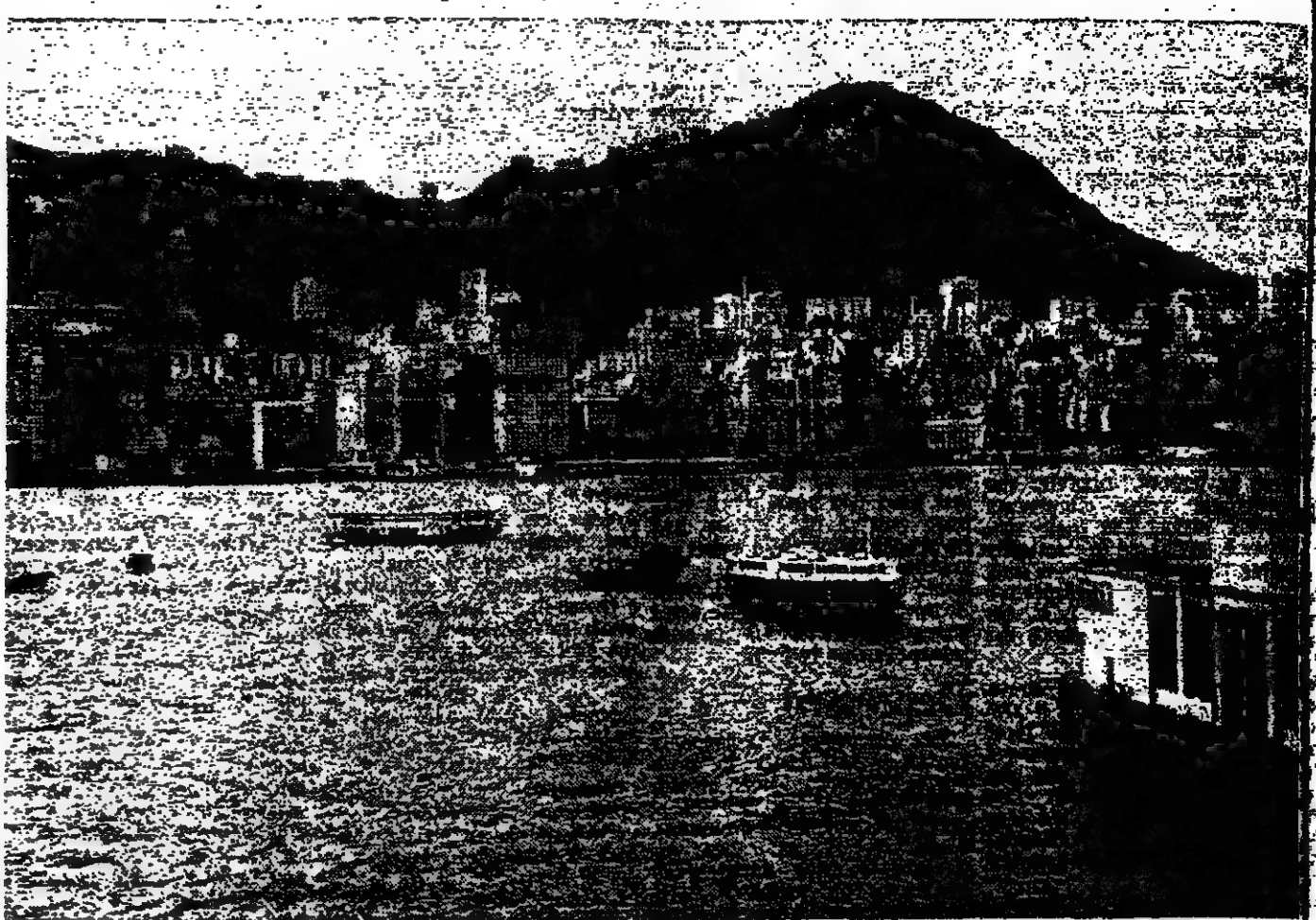
been known to make back their investment on a new building in four or five years. This was far from infrequent in 1973 and 1974. The largest developer in the Colony of 4.4m. people, Hong Kong Land and Investment, recently showed the value of a centrally-located plot of land by re-building on it for the second time in slightly more than 20 years. Land is one of the largest and most profitable companies in Hong Kong. In its 1974 annual report the former chairman, Mr. Henry Keswick, predicted no major change of earnings despite the world slump. He was right. The 1975 annual report announced profits of \$HK173.2m. compared with \$HK166m. in 1974. But that was a far cry from the 22 per cent. growth the company had made in 1974. What is more, much of the profit must have been contributed by Land's supermarket subsidiary, Dairy Farm.

### Optimistic

Nevertheless, most developers remain cautiously optimistic. The general feeling was summed up by the Vice-President of the Real Estate Developers Association, Mr. Kwok Tak-seng, whose company, Sun Hung Kai Properties, is at the moment constructing 30 buildings. Mr. Kwok predicted an increase in profits for the company this year and an upward trend for real estate prices. "Lower and middle-range priced flats have been achieving very good sales," he said in mid-April. "Higher priced flats for residential purposes are also selling better, but at quite a bit slower pace."

Commercial properties, however, had exceeded the market demand. "This would mean that sale prices and rentals for commercial properties will cease to go up for a while." A survey by the Hong Kong Productivity Centre, announced last November, noted a 13-16 per cent. reduction of the selling price for flats in some of the lower income areas. Shop prices in the Central District of Hong Kong were down by 15 per cent. while the Kowloon area, which will be most affected by the construction of an underground railway suffered a drop in shop prices of 36 per cent.

Some other problems are affecting developers. Mr. Kwok asserted that a new policy by the Public Works Department, which approves both construc-



A view of the business centre of Hong Kong from Kowloon.

tion plans and finished buildings, makes it more difficult for developers to predict when a structure will be available for occupancy. Mr. Kwok conceded that the reason for the delays on the part of the examiners of buildings was "greater caution." This caution, it should be pointed out, was caused by the collapse of at least one multi-storey building in 1973 and the discovery that a number of other shoddy dwellings might have collapsed at any time. Some developers are concerned that they will not be able to complete their building plans at estimated costs because of heavy competition for construction materials and skilled

labour caused by construction of the underground railway. The General Manager of Hong Kong Land, Mr. Vernon Roberts, has predicted a 30 per cent. rise in construction costs over the next three years. In mid-April work on building sites slowed because of shortages of cement, caused by a sharp increase in demand.

In March, 63 new building plans were approved and permission was granted for construction to begin on 33 projects including an oil storage terminal, an extension to a hospital, and a home for the aged. The usable floor area of buildings completed for that month, the last of which figures are available, was 1.47m. square feet. Last year only 367 buildings were actually constructed, at a cost of \$HK1.3bn., compared with 533 buildings in 1974, costing \$HK1.5bn. and 580 the previous year, costing a total of \$HK1.6bn.

In spite of this decline, the Government's latest annual property review announced that there is 2.5 times more office accommodation vacant than there was at the end of 1974. Office accommodation completed in 1975 amounted to 2.7m. square feet. On the other hand, the supply of vacant living accommodation dropped by 25 per cent. and the property review said that there was a substantial drop in the vacancy rate of factory space.

It seems obvious that developers will be far more active this year than last. The Government property review forecast that there would be a 30 per cent. rise in building completions this year, and that the figure would increase again by 23 per cent. in 1977. The increase in construction projects has driven up the cost of land sharply. One Legislative Council member charged that the price had risen too fast, citing a \$HK680 per square foot charge for industrial land this spring.

Since most land is owned by the Government, this was in effect a plea to release more land to stop industry from stagnating. The official view, however, is that land must be sold at a profit. It may be at a profit, but the Government at a profit-able rate. An exception can be made for special industries of interest in developing new technology and the Government has

started work on Hong Kong's first industrial estate, the first stage of which will be complete next year.

It is perhaps the Government's high activity in housing construction that is most troubling private developers. The Government is by far the biggest landlord in Hong Kong, having housed in public or semi-public housing nearly 50 per cent. of the population. There were at the end of last year 247,600 public housing flats. Some developers are concerned that the announced plans to complete 5,000 more houses for sale in each of the next few years to those with family incomes under \$HK3,000 per month will cut into their business.

In reality, however, the Government's plans to sell homes in addition to the thousands of flats rented—will not conflict with the normal sales of developers. The market aimed at by the Government is poorly served by the private sector which, as is usual in many parts of the world, has placed great stress on luxury accommodation.

What may conflict with private companies are the vague plans of the government's Mass Transit Railway to build housing on top of its headquarters in the Kowloon Bay area of Hong Kong. No one knows what kind of market the underground railway administration will aim at but it will want to make money. If it does, it may be at a profit-able level.

Paul Strauss

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## Surplus in S. Africa

A DEVELOPER putting up an office building in Johannesburg to-day would have to ask for R9 a square foot to make it pay. The trouble is, however, that the going rent for new air-conditioned space in the central business district (CBD) is around R4.90 and is not expected to be much above that even in a year's time, when a building now under construction could be expected to come on the market. The reason is that Johannesburg, and Durban and Cape Town too, are all groaning under a vast overhang of surplus office space. One Johannesburg broker estimates that 18 per cent. of completed new air-conditioned space in the city is currently vacant—with a figure of 15 per cent. for old buildings. The amount of empty office space in Johannesburg is near 250,000 square feet and with an annual take-up rate a third of that the arithmetic is brutally clear—namely that it will be at least three years before that overhang is cleared away.

The reason, in fact, why a developer starting construction to-day would have to ask for R9 a square foot when he finishes is simply rising building costs. The cost of cement ex-factory has gone up 81 per cent. in the last five years. Steel went up 15 per cent. this month after several increases in the past few years. Much steel, because it is imported, carries the cost of devaluation as well as of overseas inflation. Lift costs have gone up 24 per cent. in the last five years.

### Rents

Cape Town is in an even more parlous situation. Large projects currently under construction will result, says one leading broker, in a surplus of 750,000 square feet by the end of next year, so a substantial improvement in rents there may take even longer to materialise. Cape Town office rents are currently around R4.20 a square foot for new air-conditioned space.

Durban is also the setting for very large projects, begun in boom times, and now destined to come on the market in bad times. Over 1.5m. square feet of new space is due to be completed in Durban before the end of next year. The result of all this surplus is that rents have remained relatively stable while everything else has been climbing like mad.

### Costs

This year building costs have been running at an annual rate of increase of 15 per cent. Coupled with high interest rates, it does not add up to an amenable property development climate. Jimmy Ward, managing director of S. Africa's largest listed property company, Retco (total assets R100m.), put the problem of the high costs of capital succinctly to a recent Property Owners Association congress.

"I have just completed," said Mr. Ward, "an exercise in which the development of a R31m. project with the land costing just over R5.8m. carried a capitalised interest charge of approximately R8.5m. This is what happens when long-term money is raised at interest rates of 13.75 per cent. plus the trimmings concerned with underwriting and raising fees, making the effective rate about 13.8 per cent."

Besides those market fundamentals, two other problems are nagging the S. African property industry.

One is the tough Budget presented by Finance Minister Owen Horwood last March. Company tax went up from an effective 45 per cent. to 49 per cent. and personal tax went up by varying amounts as well. The general consensus about the Budget is that it will hit corporate investment because it means diminished pre-tax

CONTINUED ON NEXT PAGE

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## INTERNATIONAL PROPERTY V

# Developers stand back from Brazil

A S.M. British property company on Sackville, recently invested \$50,000 in a Brazilian company through a joint venture with a British partner. The deal is arranged through associates. In internal property terms the deal is insignificant. Yet, according to the publicists, it is being regarded as "the vital spark" which could well touch off a multi-million pound investment boom in the Brazilian real estate market by British private companies.

Brazil's "economic miracle" has been trumpeted so long so many quarters for the two years why should it be such a trivial deal as this the starting gun for a race?

## Instigating

enough, one reason is in the fact that all publicity has not lured property men into doing more than investigating the market. Only two British firms are operating in Brazil: Mackenzie Hill, in its own right and in schemes, and Westminster, which do Brazil which is a consultant.

problem has been that there are enough catches in the net to make property men think twice.

Investment capital is in the country by a law which prohibits repatriation of more than 12 per cent of post tax profits. Property men in this means an investment in Brazil is a sum of money which need to be regarded as "dead" for several years. Capital base itself must be repatriated in the currency of the time of entry and the repatriation of that is a problem. It would be vulnerable to currency fluctuations.

On the other hand these regulations have brought one wind. Major foreign companies already established in Brazil.

such as Volkswagen and British American Tobacco, now have such swollen capital bases as a result of the 12 per cent limitation that they have large amounts of surplus funds available for joint venture schemes with developers.

The banks too are keen to encourage foreign investors and can offer two to three year money for projects. Although the funds would probably cost 30 per cent a year. Brazil's unique indexation system, whereby everything is adjusted for inflation at approximately 30-day intervals, offers safeguards sufficient for most commercial concerns.

On the other hand there does not exist long-term institutional take out as a guarantee for the developer. Instead developers sell to the open market, often before seeking planning permission, and lettings or re-sales to users form a third tier. In this way developers' returns can be as high as 40 per cent since there is first a mark up to the investor and then a normal yield to the investor of 12 per cent, on lettings or re-sale to a user. A well-planned construction programme can give the developer a slice of both phases.

What all this adds up to is a situation which works very well but could come a cropper. For nervous U.K. property men the risks have so far loomed larger than the potential rewards. This view is confirmed by Robin Widows of the agents, Hampton and Son, who has recently visited Brazil. He believes that joint ventures with companies like Construtora Adolpho Lindenbergh, who were the recipients of the London Sackville loan, are the answer. But he does not underestimate the risks.

There is, for instance, the political situation. Financial and commercial pundits in Brazil apparently take the view that the present government should have at least another

ten years' staying power. From a greater distance it is possible to be less sanguine.

In the meantime there is the possibility of further restrictive legislation which could make funds scarce or could slash returns. For example, credit restrictions are currently being mooted. At present there is no capital gains liability and corporation tax is a low 30 per cent. CGT could be introduced if speculators become a source of irritation and higher corporation tax could be one method of raising cash to finance Brazil's enormous foreign loans.

## Economy

It is possible that the successful inflation juggling which goes on every month could get out of hand. The economy is not doing well. The first quarter balance of payments deficit was \$905m, against a forecast of \$800m for the entire year. The much publicised "risk agreements" with foreign companies for oil and other mineral exploration may prove less successful than anticipated.

In the property sector itself there are also problems. It has been estimated that every day sees the start of 20 new development projects. This suggests that the sector is already overheated. There has been an over-supply of office accommodation in Sao Paulo and a surplus still exists.

Industrial development in the private sector is not very attractive as local authorities sell land to owner-occupiers at rates which make private speculative development uncompetitive.

On the plus side, there is no restriction on foreign ownership of urban land. Planning permission is readily available and unconfused. In Rio de Janeiro and Sao Paulo, for instance, each site has a predetermined zoning and guaranteed usage limit, although plans

in excess of the limit are said frequently to be approved if there is community benefit. Planning approval is said to take only three months.

The over-supply situation is more than balanced by the enormous (107m.) and growing population which is becoming urbanised at frightening speed. The demand for residential accommodation is apparently inexhaustible and while the two major cities, Rio and Sao Paulo may be commercially over-supplied there are three other cities of over one million population. Belo Horizonte, Recife and Salvador, which still offer potential.

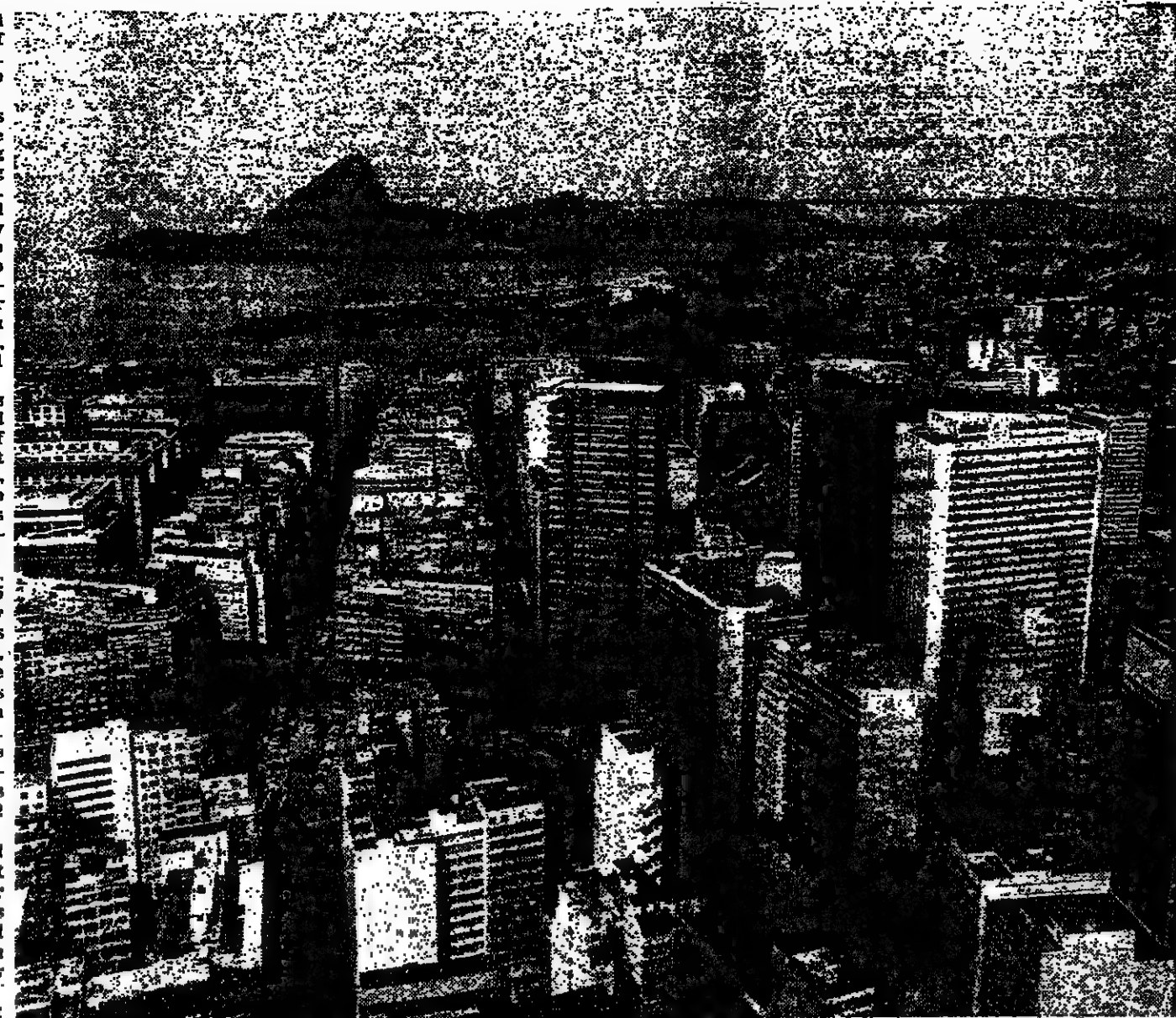
The construction industry is well established, sophisticated and efficient. Marketing of properties is of excellent standard. Brazilian engineers, the closest profession to surveyors, have flexible methods of valuation and sound professional skills.

Construction costs are low, said to be in the region of £15 per square foot for good quality commercial space, and materials readily available which, coupled with the active private investment market, often means that returns on construction can be as high as 100 per cent. Residential development costs and the demand for accommodation frequently leads to profits on costs of 45-50 per cent in 12 months.

Rents for the best commercial space in Sao Paulo are about £4.75 per square foot a year for Avenida Faria Lima, which is said to be the new commercial area. £5 for the prime Avenida Paulista and £3.20 for the city centre on average.

Editor, Property Investment Review

Christine Moir



The financial district of Rio de Janeiro.

## S. Africa

CONTINUED FROM PREVIOUS PAGE

prospects and less profits after tax.

The tightening of liquidity may mean even higher interest rates, in which case even more property owners will be forced to reverse gearing situations, that means more forced sales and more pickings for the cash-hungry institutional buyers.

The other problem is the report of a commission of enquiry, known as the Driessen Commission (after the Secretary of Transport), into urban transport and the financing of mass transit systems. This report recommended, among other things, that rates on CBD properties be increased by 25 per cent, to help raise money. Fortunately the Government White Paper on the report whittled this

figure down to 12 per cent, but it is still a worrying proposal. What the White Paper did accept without qualification were the two further proposals that tolls be exacted on roads leading into the cities and that parking be made much more expensive than it is now (R0.40 per hour on a CBD parking meter in Johannesburg).

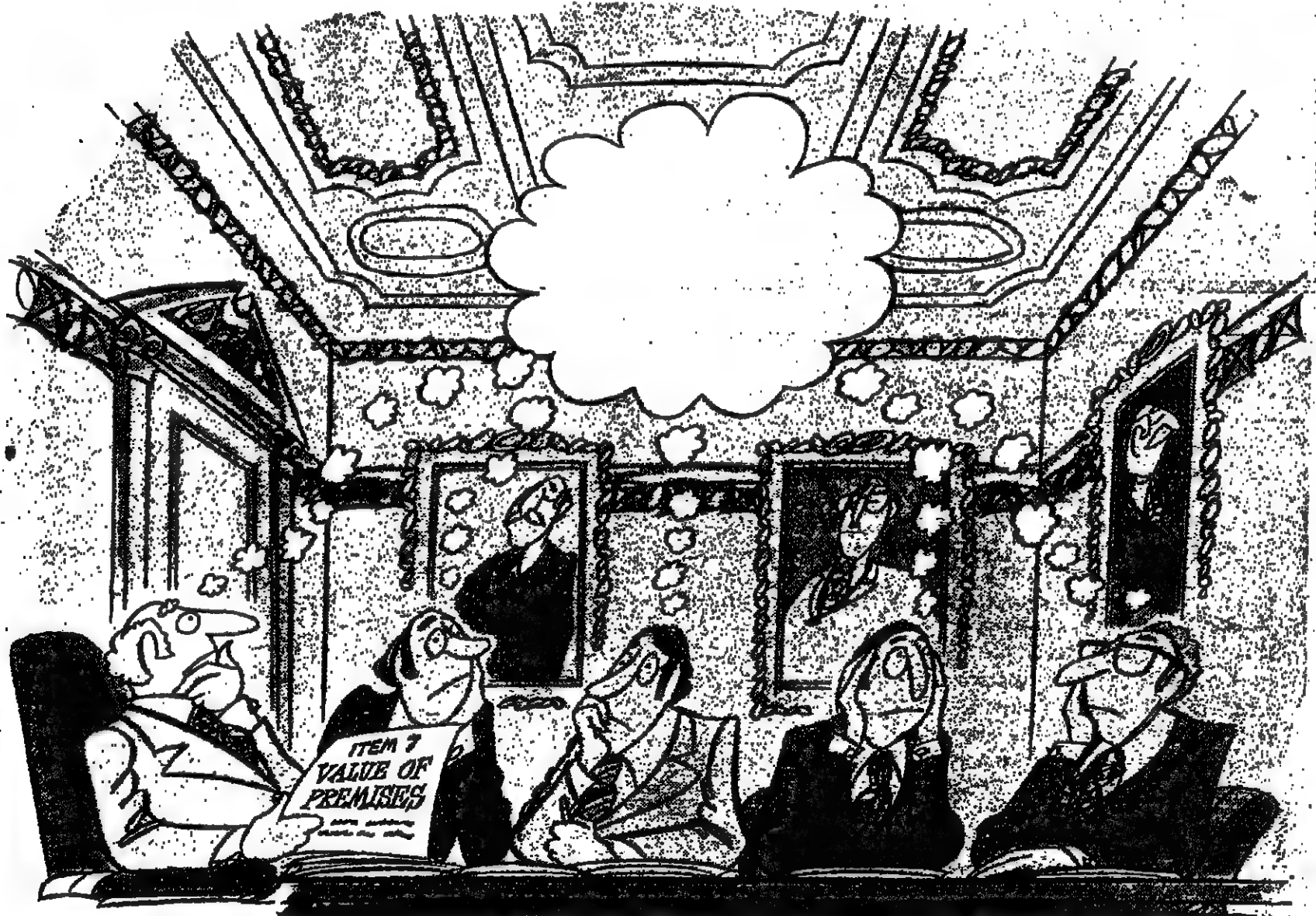
The one firm patch in South African property has been, and still is, the industrial sector. There are still good risks companies prepared to take long leases if their accommodation is put up for them or purchased from them. The institutions, both local and foreign-based, have been playing this market. Even here, however, yields for prime covenants have been

creeping up to around 11 per cent, from 8 per cent, to 10 per cent a year ago.

This is partly a reflection of the difficult times and partly a result of the higher risk element now applied to all property deals since the Angolan war. That episode knocked investors' confidence. Some say it knocked it too hard and that any property sold on account of Angola would be a foolish sale.

Whatever political difficulties lie ahead for South Africa the argument is put that there are nevertheless some exciting, even boom, prospects in property once the supply and demand situation rights itself. The jostling for the best grid positions for that boom has begun.

Nic Stathakis



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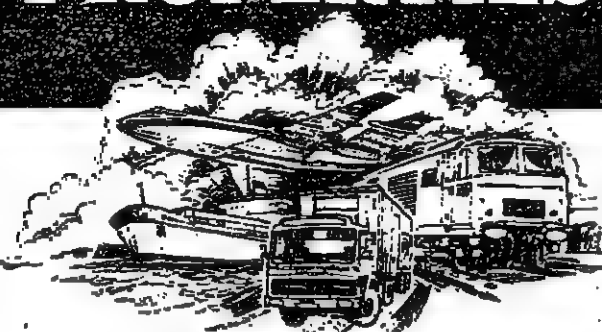
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## INTERNATIONAL PROPERTY VI

# Germany finds upturn elusive

ESTATE AGENTS' annual reports on the German property market for 1975 have been full of apologies. Twelve months previously they had been unanimous in predicting a significant upturn in all property sectors in lettings, investment activity and new developments. That upturn has proved elusive and the agents have been honest enough to say so.

In their latest reports, however, they are still forecasting an upturn but this time they are hedging their bets. A common phrase in the new reports is "cautious optimism" or, alternatively, "subdued optimism." To be even franker, the optimism is very subdued. The problem is that the grounds for expecting an upturn are much the same as they were a year before—general overall improvement in the economy—and

that time the expectations were simply not fulfilled.

Last year was a very difficult time for the German property market. A large number of German property developers went bankrupt and their projects, which were thrown back to the banks, have remained unsold.

Lettings—the key to the whole industry—were infrequent and at levels markedly below expectation. One German agent has estimated that only one British office block was let during the year. There are still a large number of unlet buildings in Frankfurt and in several of the other major cities, many in fringe areas where consumer resistance is particularly hard.

Where lettings have been achieved it has been a tenant's market and even the multinational companies seeking top air-conditioned space have been negotiating rents as much as DM5 per square metre per month below asking rents. From German companies the main demand has been for non-air-conditioned standard space and negotiated rents have stabilised at levels substantially below those of 1974.

### Highest

In their annual report agents Weatherall Green and Smith describe highest office rents as being DM20-25 in Frankfurt except for a few exceptional units which have gone at DM30; DM25-26 in Hamburg; and a maximum of DM30 for the plums in Düsseldorf which these agents believe to be the healthiest office market. These figures are confirmed by other agents.

Warehouse and industrial lettings throughout the country have been difficult—one must remember that the concept of leasing is far from common among German industrialists. Though rents of between £15 and DM650 are still being quoted (much the same as 12 months previously) actual lettings at these figures have been few.

The one bright spot in the market appears to have been in shops. Top-class retail accommodation has been in general demand and agents Jones Lang Wootton have monitored a growth rate in recent years of 15 per cent. per annum in open-market rental values. Top rents for small units in the best cities appear to be in the region of DM120-150 except for Munich, which retains its attraction as the premier shopping centre

and fetches as much as DM250 for prized small units.

On the investment front 1975 saw almost no activity except for isolated instances of owner-occupiers striking favourable bargains with hard-pressed property companies. Foreign investors have undoubtedly been looking at the market but completed purchases have been rare to the point of non-existence, while German investors, who have been creeping back into the market, still have their eyes fixed on their traditional favourites—residential property. One probable impediment for foreign investors is the traditionally low yields, according to Jones Lang Wootton around 5.5-6.5 per cent. for prime offices and shops at present.

Needless to say, the development scene is almost non-existent. Neither the falling mortgage levels (around 8 per cent. currently) nor the special construction investment grant of 71 per cent. of building costs has stimulated speculative schemes. And banks, having had their fingers burned, are reluctant to provide money for speculative schemes unless there exists a long term institutional "take out."

The problem of forecasting the future is really only a question of timing. In the long term Germany continues to offer sound prospects of secure, growing investment. To-day's drastic cutback in developments will mean a shortfall of accommodation long term. The economy is the strongest in Europe. The industrial base is sound. Investors will return. But when? Crystal-ball gazers are becoming more and more hesitant in giving forecasts. There are signs of an upturn in the economy but these are proving elusive to pin down to concrete facts. And the main economic indicators have recently had a habit of swinging wildly one way and another. For instance, in 1973 GNP showed a 5.1 per cent. growth. This sank to 0.4 per cent. in 1974, but in 1975, when a number of pundits saw encouraging omens, there was a 4.5 per cent. drop into a minus position. This year the prospects are for a return to a plus position, but nervousness shows in all the forecasts.

German industry has certainly lost its confidence and it appears to be slow in returning. Jones Lang Wootton, for instance,



Weatherall Green and Smith are the letting agents for this modern banking complex in Frankfurt.

despite predicting a "marked then the speed of the pick up recovery" in the commercial property market, noted in its annual report that the trend "will be dependent upon internal confidence in the German development projects, which will be inhibited by a new regulation about to be introduced which is similar to Britain's new Development Land Tax. The regulation will tax development gains made through changes of use in planning permissions—at a rate of between 40-50 per cent. of the surplus value."

### Impetus

It looks as if industry will wait to see how the economy picks up before committing themselves to expansion programmes. Which may mean that the expected impetus in the property market could be delayed another year. Even

then the speed of the pick up recovery is generally forecast to be considerably lower than during the early 1970s.

This will not encourage major confidence in the German development projects, which will be inhibited by a new regulation about to be introduced which is similar to Britain's new Development Land Tax. The regulation will tax development gains made through changes of use in planning permissions—at a rate of between 40-50 per cent. of the surplus value.

Industrial lettings should now begin to improve in selected areas, and office demand in the top five cities should pick up but only to a maximum take up of 100,000 square metres per annum. This will leave most

cities (perhaps with the exception of Düsseldorf) with a considerable over-supply for the next two years at least, although much of this will be concentrated in fringe areas it will tend to suppress rent levels generally. The retail scene continues to look bright with major investment activity likely for new fully let shopping centres, as small development schemes being undertaken in choice areas.

In the long term the present recession makes German property even more attractive for investors, but they will need all their courage to play the currency game when the snake is as slippery as it promises to be for some time.

Christine Mour

## Crowded Paris sends developers to regions

THE RUSH of the early '70s into France has turned a full circle and there is now an outward movement, which is not quite of the same proportions as the inward rush, is just as spectacular.

Few British property companies can claim that their investments in Paris have been profitable. In fact many projects entered into in the heady days of 1971-73 have been an utter disaster. Those developers who bought sites along the Boulevard Peripherique have found that, despite the pressures on office space in inner Paris, there has been no real outward business movement. Decentralisation does depend on good communications being available with other parts of the central area. Unfortunately the new Paris ring road has proved to be just as congested at peak hours as the inner ring road.

Recently the downward movement in Paris lettings has been halted and there is some significant movement in the letting market. This has been mainly in the central area where small office suites have been quickly taken up. There has been no marked improvement in the situation on new office areas such as La Defense where the latest crop of completions has been in speculative offices. These huge blocks are now being sold off as they are let, mainly to Middle East buyers.

British property interests in France began with the entry of housebuilding companies, that moved to the market in 1965 and left before the commercial developers entered. John Bell developed houses at Tourna-en-Brie to the east of Paris. Carlton Homes, a subsidiary of London Merchant Securities, built two residential schemes on the outskirts of Paris, and

which combined with over supply and the availability of unsuitable property resulting from the euphoria prevailing during the previous boom years have led to the existence of a great deal of available office space in the capital, which is being disposed of only slowly.

This position is, however, no obstacle to the growth of the office building market, since slowness in the capital is offset by the substantial development of building in the provinces, where the dynamic energy and expansion characteristic of this sector will undoubtedly attract the attention of investors.

Whether the British developers will be among those attracted is doubtful. Their position in the home market is causing them enough problems and it is unlikely that they will be able to fund any scheme, however attractive it may be.

But the London estate agents, Savills, has formed a joint company with the French partnership Roux SA, a Paris-based consultancy firm, which makes it the 16th British estate agency to set up in France.

Mr. Mike Treays, a partner of Savills, said recently that he believes that this is the time to expand. "The boom has come and gone both in the U.K. and France. It is not going to be easy to get business anywhere. But the economy of France, while not without problems, shows greater overall potential for free enterprise than elsewhere in Europe."

Savills clearly believes that there are opportunities for further office development in France, although they appear to favour the provinces rather than the congested Paris region. The French Government is trying hard to attract office jobs away from Paris, and is prepared to offer considerable incentives in the form of subsidies.

The most important of these benefits are the subsidies paid to encourage the location of

certain service activities, disseminating according to the social and economic value of the undertaking to be set up. They are also restricted to geographical areas where development in the services sector is particularly desirable.

The subsidy may vary from 10 per cent. to 20 per cent. of the property investment depending on whether the establishment being set up is to be solely for executive tasks, whether a company's office or research establishment is to be created or transferred.

Clearly the opportunities in the provinces offer a great deal of potential for British investors. In the past some have attempted provincial projects but few have specialised in the type of development.

Several British companies attempted schemes in the "new towns" surrounding Paris, so successfully, and a few have moved further afield to Lyon and Nice, but generally British property development has been kept within the Paris region to now.

Perhaps some development companies whose situation in the home market is sufficient buoyant may be able to take advantage of the opportunities which provincial France now offers.

Rory Ferguson

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## INTERNATIONAL PROPERTY VII

# Oversupply and rent squeeze hits Belgian market

THERE IS probably about a three-year supply of modern office accommodation available in the pipeline in Brussels. In total, some 320,000 square metres of air conditioned accommodation is available and around 225,000 will become available during the course of this year. This will leave up to 400,000 square metres on the market after allowing for some take-up of space this year.

While this indicates a continuation of the over-supply position, it is also true that while the economic depression has hurt the property market sharply, it has never ground to a stop in Brussels. One of the reasons for this is the diversity of the market with the European Community and Belgian Government each substantial tenants, as well as Belgian commercial interests and foreign companies.

Although there was pressure on rents because of the poor economic position, nevertheless prime frontages have held up relatively well. Thus, the Quartier Léopold has on average been able to command rentals on either side of B.Frs.3,000 per square metre while Avenue des Arts frontages have still been able to achieve B.Frs.4,000 per square metre. This reflects in turn the continued preference for the Quartier Léopold for rented office space. On average, of the 350,000 square metres of space taken up annually, some 70 per cent is likely to be in the Quartier Léopold, the remainder being divided roughly equally between in-town developments like the Manhattan Centre area, the

Avenue Louise, and the suburban sites like the Boulevard du Couvenain. The property sector has had to cope with a number of political problems quite apart from the recession. The least of these is probably the rent squeeze which restricts the amount by which rents can be raised until the end of this year to the level the index had reached in October. As, in any case, rents are usually adjusted on January 1 to the November or December level the loss is little more than one month's indexation.

There has also been a virtual halt on grants of building permits. However, with so much space available there has been little incentive for companies to test the strength of the resistance to granting permits.

## Available

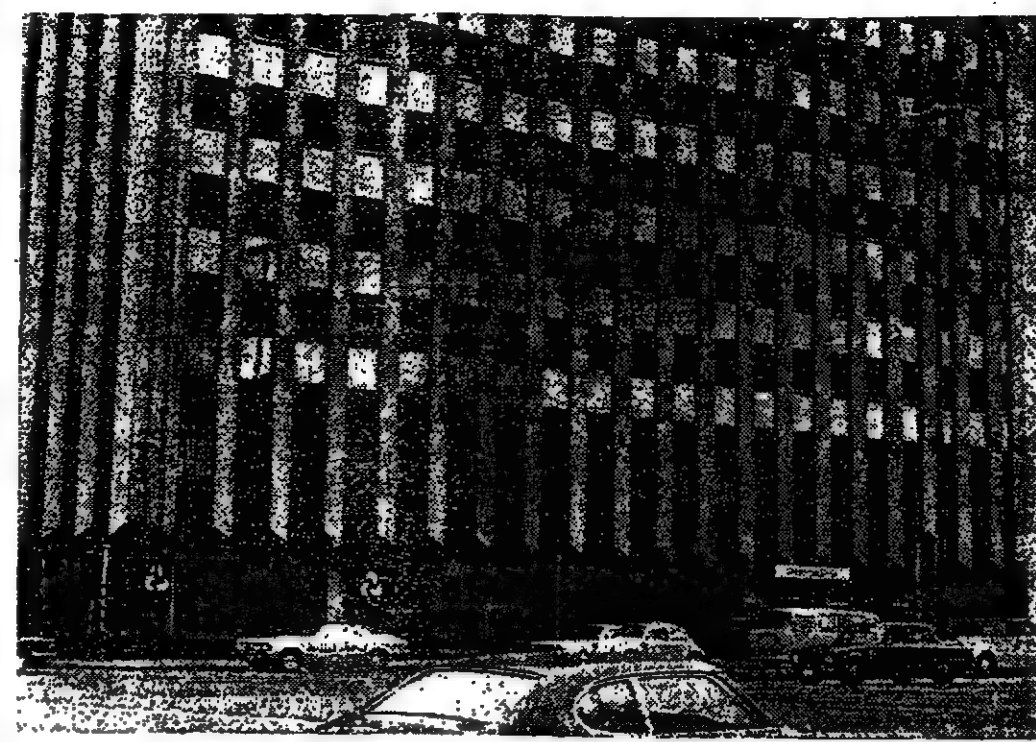
If it remains difficult to get permits it could have the effect of creating a shortage of accommodation in three or so years' time, when the space currently available should have been taken up. However, a company which decided that it wanted to have space under construction to become available in three or four years' time would be taking a brave gamble on timing.

The third problem, which is developing into a labyrinthine mystery, is the famous agglomeration tax which is intended to be a tax on the volume of a building in relation to its plot size, pitched at B.Frs.350 per square metre.

There is an offsetting agreement with building federations and developers to let them match up commercial with residential development — an arrangement which would work against British developers who would not have residential schemes. Quite when this tax will be levied remains unclear, though some companies are now preparing with a dignified lack of haste, to prepare their returns.

Generally there is little prospect of development becoming profitable until the supply-demand situation has evened out. Even when what is in the pipeline has been absorbed there is likely to be a lag before bankers are prepared to finance development. With the substantial rise in construction costs a hefty increase in rents will also be required.

However, property companies note a recovery in institutional interest in property for investment, stimulated by the growth of Brussels as a centre. Institutional investors tend to be seeking long leases with stable tenants and their arithmetic tells them that buying now is probably cheaper than building later. Ideally they tend to be looking for an investment of up to B.Frs.150m, which would buy perhaps some 2,000 square metres of space, a relatively small office by Brussels standards, although some investors are interested in the bigger accommodation of up to 5,000 square metres which would cost, depending on the site, around B.Frs.300m. The yield on this type of investment has been



National Westminster Bank's premises in Brussels.

calculated at around 7 per cent. with the yield on industrial accommodation a couple of points higher.

A further problem for the market is posed by the doubts over Belgian policy to regionalise its Government in the interests of permitting greater autonomy to the linguistic regions. The Government is committed to such a policy but progress has been halting because of the inability of the political and linguistic

interests involved to agree on the modalities of the policy. This has meant that official bodies in particular are unwilling to make decisions about accommodation until they are clear about whether they will be required to regionalise themselves by creating Flemish and Walloon operations. There is also a doubt over whether any definitive regionalisation would lead to an exodus of administration from Brussels, dumping substantial amounts of space in Quartier Léopold on the market, or whether the Brussels bureaucracy would remain in place to control the regional operations.

Outside Brussels there has been relatively little activity, often because of the nature of the market. In Antwerp, for example, owner occupation characterises the market, though take-up of rented accommodation has been relatively buoyant.

On the industrial front a decrease in unit size has been noted, with a tendency to buy old buildings and refurbish. One of the main growth areas has been around the Brussels outlying road as a light industrial zone, while the motorway development towards Paris has helped the south of Brussels. Some property companies think that the rules which impose Flemish as a working language for company affairs in Flanders have deterred foreign companies which prefer the areas permitting multilingual operations.

David Curry

## Increased activity in Holland

THE GENERAL consensus among both Dutch and British property companies is that activity is picking up again on the Dutch market. The emphasis is still on the investment market, in response to the significant decline of interest rates in the past 13 months. For the rest of this year, most bankers anticipate a light increase in the interest rates, partially as a result of the expected heavy borrowing by the Government to cover its record deficit.

Agents in Amsterdam and Rotterdam report that, although there is still overcapacity in the office building market, developments have taken a turn for the better and the overcapacity is in the process of being mopped up. As for the shopping side, demand is described as very lively in prime centres. In the near future, Dutch consumer demand is expected to recover and this was confirmed by downward movement in the savings statistics for April. It is generally agreed that the industrial sector is giving problems, after being hit hardest by the recession. Investment activity by the Dutch corporate sector has been generally very low and an increase is not expected before the end of this year.

## Transactions

Recently, a number of very large office blocks in the Randstad area have been taken out of the market, in a series of most important transactions. In Amsterdam, the Dutch insurance company, Delta-Lloyd—part of Commercial Union—has purchased from Rank City Wall a building along the "Omval" which totals about 30,000 square metres. Delta will be transferring staff there from various establishments in Amsterdam and from offices in the canal belt areas. This will make the position in that area of the city more difficult. The demand from the investors is relatively limited in view of the fear of high maintenance costs for the canal houses. Another problem is difficult access, with the central Amsterdam traffic problem worsening. There are proposals for a series of car parks in the centre but so far nothing much has materialised. The prospect exists of regulations making it even more difficult to take private cars into the city.

Recently, it was reported that the State Postal Savings Bank (RPS) had decided to purchase a new building, due to be opened

probably next autumn, called the "Amstel Centrum." It is located near the Amstel railway station and has an estimated 63,000 square metres of space. Local Press reports suggest that the purchase price is around Fls.115m. (about £23m.). The RPS deal is described as the biggest signed in the Dutch capital in recent years.

Another important transaction took place in Rotterdam this month when the Municipality, which had been looking at building schemes for some time, reached agreement on the purchase of the Euro-point buildings numbers two and three, as well as a large parking garage. The two buildings each have 31,000 square metres and the sellers were a partnership of a Dutch company and Town and City as the more important partner. The transaction, which should cost the municipality an estimated Fls.125m. (about £25m.), was described by the selling agents as probably the biggest Dutch property deal signed to date.

In its spring report for this year, Savills, the British property consultant, said that letting prices of modern air conditioned office space have moved only marginally, putting them between Fls.200 and Fls.220 per square metre. Higher prices have been reached, however, for certain transactions. The prices for office space not termed first class is put between Fls.150 and Fls.180, and it is added that letting prices for older buildings were increasing gradually to about Fls.120 per square metre. It is also noted that a number of major deals have been signed in the past six months, so the market is certainly not dead. There are relatively few new buildings arriving on the market, but in view of the extremely time-consuming planning procedures in Holland, which the authorities are trying to speed up, this may change towards the end of the year.

On the subject of shopping space, Savills said that, although activity is increasing, this was not clearly coupled to a significant rise in rental prices. It stated that in the smaller towns rentals are between Fls.250 to Fls.350 per square metre and Fls.450 and Fls.750 in the larger towns. Amsterdam continues to lead rates with rentals between Fls.800 and Fls.1,250. Savills noted that retailers are even prepared to pay up to Fls.1,700 per square metre to be present

in Amsterdam's leading shopping street, the all-pedestrian Kalverstraat.

Several agents, including Savills and Richard Ellis, said they were not very hopeful of a quick recovery of the industrial property sector which has been hit hard by the recession. "It is practically impossible to let industrial developments before they are in fact completed," Savills stated in its report. The demand for large industrial complexes is very limited and in the past six months larger establishments have had to be split up to be attractive in the current market situation. Typically for Holland, it is also pointed out that the number of industrial sites available is not very substantial, which has contributed to the rising cost of the land.

The rental prices of industrial property have remained nearly stable between Fls.55 and Fls.80 per square metre in the Randstad area. Recently Nationale-Nederlanden, Holland's largest insurance company by far, said in its annual report it was to concentrate increasingly on commercial property not only in Holland but also in Belgium, France and Germany. The company has traditionally been an important force in the market for building residential housing designed for letting. Now it will concentrate on residential housing for buying only as it and other Dutch institutional investors are finding the former market no longer financially attractive. They point out that the new rental and subsidy regulations by the Government will affect yields. A further indication of increased activity by the pension funds and insurance companies in other areas was also provided by the Minister for Housing, who confirmed recently that in the first two months of this year not a single application for the building of residential housing for letting had been received.

The current year is also one not just for more foreign activity in the Dutch property sector—the market also remains fairly attractive from the currency investment aspect—but much more strongly the quest by Dutch companies to branch out into foreign countries. In its annual report just out, the BOZ company, which not so long ago was taken over by Nationale-Nederlanden, said that the end of its affiliation with Hammetson by no means meant it was to cut back on its foreign activity. It was aiming to achieve a balanced portfolio and a good

spread of its risks, in common with so many other Dutch companies, and it was looking to expand in the somewhat longer term particularly in areas such as Belgium, France and Germany and possibly outside the European continent. BOZ, which has Fls.224m. worth of investment property, has taken over the Brussels office of its former joint venture with Hammerson's and the annual report reveals there are also plans of opening own offices in the near future in France and Germany. Reviewing 1975 in its report, BOZ said there had been considerable office oversupply in Holland with rentals under pressure as a result. No new office projects had been started. Another Dutch company, Beleggingsfonds Onroerende Goederen, said in its annual report recently that the demand for good office space is expected to rise again in the short-term and it points out that in past two years there has been less new development in the office and residential sectors.

## Inflation

As for the economic outlook for Holland, the inflation problem remains, though the Government is trying very hard to prod the trade unions in further restraint on the wages front. The important Dutch Central Plan Bureau, on whose forecasts the government bases most of its economic planning, predicts that wages will rise by 8.1 per cent. this year; prices should increase by the same level. Assuming the government manages to put through its various plans to counter inflation, the CPB predicts a better levels decline further to 7.5 per cent. and 5.5 per cent. respectively. Business investments, which were down 6.5 per cent. in the present year, could again show a rise of 3 per cent. next year.

The guilders is expected to remain among Europe's stronger currencies for some time to come even though the balance of payments surplus is artificially high, thanks to the vast income from the Dutch natural gas sales. The balance of payments surplus, which is expected to total some Fls.4bn. in 1975, could reach Fls.6bn. in the current year. A persistent problem remains with the low level of profitability recorded by Dutch companies, which is translated into relatively few investments so far, an unusually high unemployment figure.

Michael Van Os

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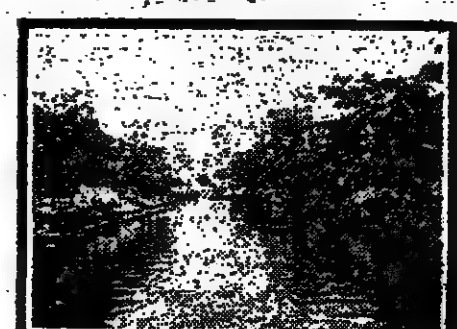
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## INTERNATIONAL PROPERTY VIII

# Gloom lifts in U.S.

FOR THE past year and a half at least the U.S. property market has resembled a state of siege, with desperate real estate investment trusts, troubled construction and development companies, anxious landlords and worried bankers all trying to hold things together until the economy turns around. The turn around has come, but it is still not certain that the state of siege has passed. Some observers feel that a debacle in some areas—particularly the real estate investment trusts—may yet ensue, so as the economic picture has improved quiet anxiety has replaced the tight-lipped terror of past months.

One area that is breathing more freely is residential housing. After taking its worst beating in 40 years, the housing industry at last sees at least a temporary reprieve from unsold and unfinished homes, and an all-time record for industry bankruptcies. Housing starts, the measure of the industry's health, have picked up for the first time in two years, and already the first estimates for the year are thought conservative.

### Housing

Current hopes for total new housing run to something in excess of 1.6m. units, and perhaps as high as 1.8m., if the turn around holds together. Earlier estimates ran to 1.5m. for the year. Last year, housing starts hit a nadir of 1.17m. units, down from an unhealthy 1.35m. units in 1974, and more than 50 per cent. below the 1972 peak of 2.38m.

There are enough factors con-

tributing to the current improvement to warrant the guarded optimism the industry seems to feel. In the past, any cheery forecast has been only the proverbial grasping at straws.

First, good weather and an early spring gave the construction season an early start, and at long last money was generally available. Savings and loan associations and other thrift institutions (the equivalent of the building societies) have been

reporting increased deposits. In January federally insured the Savings and Loan Associations reported a savings inflow of \$5.1bn., a record for any month. February recorded net deposits of \$4bn. and March was strong as well.

As this money became available, a combination of pent-up demand and greater consumer confidence moved buyers into the market. There, the next obstacle—and by no means a small one—is cost. The median price of a new home has risen to \$41,900, or simply beyond the range of what many families feel they can afford. In addition, banks, badly burned by their last round of easy credit loans, are applying stricter credit standards. Where the rule-of-thumb used to be that a family could comfortably support a mortgage at 2.5 times annual income, rising maintenance and fuel costs and tighter standards have cut that to 1.5 times earnings.

In response builders are offering "no frills" houses, cutting quality and extras in desperate attempts to hold the line on prices. The ideal range is between \$30-\$35,000, and houses that fall into that bracket have been selling quickly. But the American ideal of owning your own home, which is a reality for 65 per cent. of the nation, is doubtless becoming more and more difficult to realise. This looks to be a long-term problem for the industry.

Improvement in the housing picture is not universal. Some areas of the country, such as Florida and Atlanta, are still overbuilt. Some professional investors feel that residential housing is not a good investment at present, despite the better picture. For many the least attractive sector in housing remains multi-family dwellings. For them the rising management costs and fear of rent control makes this an area fraught with too many uncertainties to warrant the risk of costly construction.

### Commercial

Uncertainty plagues another sector of the property market—commercial office space. New York City, for example, has had one of the most severely overbuilt markets in the nation. Some observers suggest that it will take eight to ten years before it recovers completely. The losses are expected to be more than \$1bn. before it is all sorted out. The past few months have seen an improvement, but when things began to fall apart in 1974, it was estimated that New York had more than 30m. square feet of excess office space. The final tally is not in yet, and companies are still taking write-offs and cutting their losses.

In what is thought to be an unprecedented move by a major bank on a major piece of property, Citibank withdrew from a \$32m. leasehold construction loan it had led on the infamous 1106 Avenue of the Americas, a headache of a building put up by Tishman Realty and Construction. The structure has been vacant for nearly two years, and Tishman had already taken a \$32.8m. write-off on the property.

What stunned the industry was that Citibank just walked away from the loan. It simply failed to pay property taxes and ground rent payments in January and February of this year, and thus turned the building back to the mortgage holders on the ground.

The big question remains. What does all this mean for the hard-pressed real estate investment trusts? The answer seems to be that nobody knows exactly. If, in fact, the turn around in the real estate market (or the bottoming out) is the beginning of a long term recovery, and

there are no assurances that it is, the trusts will still have a long uphill battle in order to survive. And they may have to fight it out with little help from bankers or the Government.

Last year at this time, it was assumed that the banks were committed to the survival of the trusts. Now, however, they are becoming restive and more demanding. As the economic climate has improved, banks in general seem less willing to sit by for five or ten years while the trusts struggle with their problem loans and pull themselves together. Many banks have shown that they do not want to carry the financial burdens. With loan agreements involving massive bank syndicates, numbering from 50 to 100 creditor banks, even two mortgage at 2.5 times annual income, rising maintenance and fuel costs and tighter standards have cut that to 1.5 times earnings.

Continental Mortgage Investors, which filed for court protection under Chapter XI of federal bankruptcy laws after defaulting on \$502.7m. of principal and interest payments, is a case in point. Bank of America, with a modest \$10.5m. in loans to CMI, led the resistance to a renewal of credit agreements. Crockier National of Los Angeles, with \$21.8m. in loans outstanding to CMI, and Morgan Guaranty Trust, with \$6.7m. followed suit. Two small banks refused to sign the new credit pact, and 20 of the remaining 98 banks were wavering. CMI capitulated and filed for bankruptcy.

There were, of course special problems for CMI, not the least of which were numerous lawsuits from disgruntled borrowers. Nevertheless, the message was clear. Many banks are anxious to wash their hands of real estate investment trust loans and move on to better things.

Citibank, which seems to be clearing out its loan portfolios, accepted a swap arrangement with Chase Manhattan Mortgage and Realty Trust, and eliminated its \$53.5m. line with the trust. At the time four banks bid question is, how many can go without bringing the whole assets-swap programme, with an aggregate of \$85.1m. in debt reduction and \$2.5m. in cash.

The Chase Trust, the nation's largest in real estate investment, has asked its shareholders to approve management power to assume non-trust status if that will enable it better to work out problem loans. Non-earning assets represent 71 per cent. of the trust's portfolio.

Banks are also becoming very cautious about the terms of subordinated debt. Audit Investment Research estimates that all trusts have about \$2.15bn. of non-bank senior and subordinated debt, with an annual interest of \$150m.-\$170m. The fear that default on these payments would push trusts into bankruptcy, drove the banks to pay interest to subordinated debt holders before their own demands were met.

### Concessions

Now, when many banks have cut their interest rates to 1 per cent. or 2 per cent. on about 55 per cent. of their trust loans, there is growing pressure to ask bond holders to make similar concessions. Already First Mortgage Investors and Republic Mortgage Investors have modified credit agreements with bond holders. Others have already begun to follow, at the behest of their bank creditors.

But even when the staggering financial problems are sorted out, it looks to be a long haul for the trusts. Many of them have received lower interest rates, with the provision that contingent interest payments be made from earnings in future years. Audit Investment Research suggests this "effectively ties up earnings of some trusts until 1988," hardly an encouraging prospect for shareholders.

The more immediate concern for shareholders, however, is which of the trusts will survive, and which will follow CMI into bankruptcy. Two other trusts, Minneapolis-based IDS Realty Trust and the West Coast and Realty Trust, are teetering on the verge of collapse. The question is, how many can go without bringing the whole assets-swap programme, with an aggregate of \$85.1m. in debt reduction and \$2.5m. in cash.

Candace Cimbert

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- 36 hectares Mariner's Village bordering New Orleans, Louisiana. Extremely valuable planned usage permits have been obtained. Amenities include clubhouse, marina, utilities, landscaping, finished roads and street lights. Project designed by prestigious American architect. Price U.S. \$6 million.
- 12 hectares of commercial property adjacent to attractive shopping center and less than 1/2 km from main bridge leading out of downtown New Orleans. Price U.S. \$6 million.
- 124 hectares in resort area of Arizona. Very valuable planned development permits have been obtained. Property encompasses handsome band of picturesque river, spectacular landscape and skyline, superb for resort or prestige housing development. Price U.S. \$2 million.
- 1134 hectares (with lease on 831 additional hectares) of unspoiled, rolling desert land near Phoenix, Arizona. Largely undeveloped but presently functioning as resort ranch. Amenities include clubhouse, restaurant, tennis courts, swimming pool, stables, attractive Spanish-American style cottages, utilities and roads. Superb for resort or secondary homes. Price U.S. \$10 million.

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# COMPANY NEWS + COMMENT

## Concentric forecasts upsurge to £1.7m.

FIRST HALF pre-tax profit of Concentric has doubled to £903,000, and the directors indicate an increase from £1.2m. to around £1.7m. for the full year to September 30, 1976.

They point out that it would be unreasonable to expect the second half to produce figures as good as the first, if only because most of the holidays at the plants, and at those of customers, occur between April and September and there will be 10 per cent. fewer working days.

But they should be comparable with those for the same period in 1975.

36 weeks Year  
1975 1976  
Estimated sales 11,864 10,228  
Trading profit 260 282  
Finance profit 911 477  
Loan stock interest 28 28  
Profit 1,289 1,065  
Tax 451 231  
Net profit 838 834

Excluding Levity Plastics new sold, £1.2m. to £1.7m. for the full year to September 30, 1976.

The three major divisions all contributed to the improved figures although the market for domestic gas controls is still very depressed and customers in the automotive field had "their full share of troubles," the directors state.

The better profits came from greater flexibility and increased efficiency. Export sales amounted to £988,000 (£882,000).

Proceeds of the March rights issue of approximately £1.05m. enabled the company to redeem the outstanding £481,456 of 10 per cent. loan stock at par and the balance has been used to strengthen liquid resources.

Also since the end of the half year, Levity Plastics was sold at a figure which added a further £173,000 to cash resources and increased reserves by £28,000.

An uncommitted interim dividend of 0.7p net per 10p share has already been declared and a final of 1.45p (1.08p) on increased capital has been intimated.

comment

On the face of it, Concentric's forecast of a 30 per cent. rise in full-year profits after more than doubled profits in the first half looks very conservative—even allowing for holidays. But while the projection must be a minimum, it takes into account not only a large recovery factor in the latest interim figures but also a favourable disposition in profits during the last six months of 1974-75 due to delayed sales of goods in stock. Nevertheless the efficiency drive, which has increased margins to 7.4 per cent. against last year's average 8 per cent., promises more profit consistency in future after the major ups and downs registered every year since 1971. Demand from the motor industry is holding up and it is hoped that 1977 will see benefits from the new export marketing arrangements and from a recovery in consumer demand for gas appliances. Meanwhile,

### HIGHLIGHTS

British Leyland has reported an interim profit, thanks largely to the favourable effects of devaluation. Lex also comments on the successful interim trading of stockholders Akroyd and Smithers and the full 1975 figures from French Kier Holdings which show a turnaround from losses. There is a note, too, on the £25m. City of Birmingham stock—this is the first local authority to test the new issue market since GLC's £100m. flop in March—and on Lend Lease's latest take-over. Elsewhere, there is comment on the interim results of Concentric and on the preliminary results of Fidelity Radio, Viners, and Streeters of Godalming.

net cash after the rights issue is currently around £300,000. The prospective yield on the shares at 33p is 10 per cent. and on average capital adjusted for the rights issue the p/e is 6.8 and the cover 3.2 times.

### Streeters recovers to £0.42m.

A TURNAROUND from a loss of £439,000 to a pre-tax profit of £420,000 is reported by public works contractors, Streeters of Godalming for 1975, after £200,000 profit, against a deficit of £483,000, for the first half.

And the directors expect the current year results to exceed the record £485,000 achieved in 1973. Stated earnings per 10p share for 1975 were 4.62p (loss 5.4p), and the dividend is raised from 0.3p to 2.0672p, the maximum permitted, with a final of 1.3672p. An interim for 1976 will be considered in November.

comment

The profit was achieved solely by the U.K. activities, the directors state. Results of overseas trading will first be reflected in the 1976 accounts.

Further U.K. contracts have been awarded in recent months whose value exceed £7m. ensuring that, with contracts already in hand, the group will have a sufficient workload for 1978 and already some way into 1977.

Operations in Saudi Arabia have commenced profitably and are now building up to maximum effort.

comment

Streeters' recovery trend continued throughout 1975 on the back of increased work from the recently reconstructed water

Earnings per 10p Ordinary share for 1975 are shown at 7.17p against 7.44p reflecting a heavier tax charge. The net dividend total is lifted from 1.0528p to 1.528p with a final of 0.7352p.

### comment

Pressures on consumer spending saw demand for cutlery and household goods weaken last year and Viners' sales volume saw little growth, though in value terms the increase was 27 per cent. and pre-tax profits rose by 7 per cent. For this year the group is indicating a revival in overseas sales (34 per cent. of turnover in 1974) and with a continued, if undramatic, improvement in U.K. profits, Viners is looking for another year of profit growth. However, the group remains fairly heavily geared—62 per cent. at December 1974—and any pick-up in U.K. demand could well result in working capital pressures which may indicate the need for rights issue. But in the meantime the shares are fairly rated at 26p, where the yield of 7 per cent. is covered over six times and the p/e is 3.1.

### Fidelity Radio pays maximum

PRE-TAX profits of Fidelity Radio declined by £144,000 to £1,315,000 for the year to March 31, 1976, after being down by £93,000 at half-year.

Turnover was £13,098m. against £13,258m. The directors say the reduction in trading was the direct result of a combination of the higher rate of VAT and the inability of suppliers to satisfy requirements of materials at the height of the season. The company makes stereo units, radios, record players, tape recorders etc.

comment

Stated earnings per 10p share for the year, before extraordinary items, were 7.89p against 5.38p. A final dividend of 3.18p makes a net total of 4.22p compared with 3.36p, equal to a maximum permitted gross of 4.34p per cent. against 59.05 per cent.

comment

Starting the second half with a substantially higher order book, Fidelity Radio was expected to at least make up the shortfall seen at the half-way stage. But a severe shortage of components, in particular record changers, left the company well short of production targets, and profits for the year were some 10 per cent. lower. Had sufficient components

# BRENT CROSS SHOPPING



Mr. Sydney Mason, chairman of Hammerson Property and Investment Trust, pictured outside Brent Cross Shopping Centre, a Hammerson development. The company's annual report is published to-day.

### DIVIDENDS ANNOUNCED

Company	Current payment	Date of payment	Corresponding dividend	Total for year	Total for year
Akroyd and Smithers Int.	3	July 8	0.2	1.3	1.3
Cakehead Robery	0.11	July 20	0.2	1.15	1.15
City of Birmingham	2.17	July 7	0.2	1.32	1.32
Kampong Lanjut Pte.	30(c)	June 23	1.1	2.3	2.3
Sphere Trust	1.25	June 23	1.1	2.3	2.3
Stag Line	0.3	July 2	0.3	2.07	2.07
Streeters	1.37	July 15	0.2	1.15	1.15
Viners	0.73	July 15	0.2	1.15	1.15

Dividends in pence per share net of tax where otherwise stated.

\*Equivalent after allowing for scrip issue. †On capital increased by rights and/or acquisition issues. (a) Included 2 1/2 per cent. bonus. (b) Early June. (c) Malaysian cents throughout.

Gross.

been available, Fidelity could well have added another 15 per cent. to sales and probably more to profits. However, demand within the industry is less buoyant despite the reduction in VAT, suggesting a certain amount of de-stocking by the retailers, and it is noticeable that stocks at Fidelity are 33 per cent. below at the year-end. But Fidelity has a strong order position, bolstered by new products, and with components now coming through more regularly, the company is better placed than a year ago. At 63p the shares yield 10 1/2 per cent. (covered 1.75 times) which is in line with the audio retail specialist, Audiotronic.

comment

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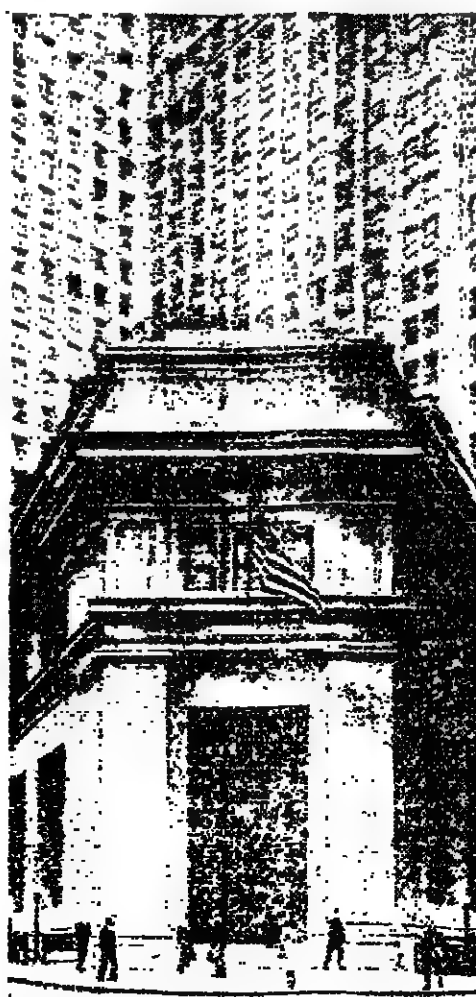
Some of Morgan's European-based Financial Services officers at a meeting in Paris. From left, Keith McDermott, Frank Beeltz, Michael Allen, Lucile de Baudry d'Asson, Bryden Wallace, Richard Crichton, Guido Cefalu.

## For specialised advice on complex financial needs, consider Morgan Guaranty

Corporations frequently need specialised financial advice to meet management objectives related to growth. Morgan Guaranty's Financial Services Department provides such advice in mergers and acquisitions, in equity financing, and in long-term non-bank debt financing.

Financial Services advises corporations, both domestic and foreign, that wish to acquire, sell, or merge all or part of a business, or to set up some form of joint venture. Our experts assist throughout negotiations — from initial inquiry to closing — handling all the evaluation and financial structuring phases of a proposed transaction, including management of tender and exchange offers where appropriate.

In consulting with corporations around the world on the best ways to secure long-term borrowings, our specialists advise on financing for a specific project, or for a more general long-term need. After analysing a company's capital requirements, they help determine the appropriate amount of financing and the optimum type and structure of each deal. Because of Morgan's worldwide activity, they are in a position to know the best



sources of long-term institutional funds at any given time.

In every assignment Morgan's Financial Services people are transaction-oriented. Their role is to provide focused advice for a particular problem. A company need not be a Morgan banking client to use their services. Compensation is by fee, set in advance and paid on successful completion of the transaction.

Financial Services, with headquarters in New York, has specialists based in Paris, London, Frankfurt, the Middle East, Japan, and Brazil. For more information on how their advice might help you, contact a Financial Services officer through any Morgan Guaranty office around the world.

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**Morgan Guaranty - the corporate bank**









Philip Attenborough (Chairman of Hodder & Stoughton)

# "There may be aspects of our business where Midland Bank support isn't vital, but it's hard to think of any"

-Philip Attenborough, Chairman of Hodder & Stoughton.

"Book publishing is many things," says Philip Attenborough, "but most of all it is an act of faith. The process begins with the faith which leads an author to entrust a book to Hodder & Stoughton in the first place. It involves faith on our part, both in the author's work and in our ability to publish it well. Most of all, it involves faith in our judgement of how best to produce, market and sell books."

## World markets

"But faith implies risks, and the risks of publishing are multiplied by the number of books we produce and the number of markets in which we deal."



Editorial Department

Computer Area

"From humble beginnings in 1868, Hodder & Stoughton now has about 5,000 different titles in print. And because books are a universal means of communication, we now sell to almost every country in the world."

"Because of faith in our main overseas markets, we have established local companies, representatives and agencies in them. All these are supported by a constant export drive carried out by salesmen flying out from London. My own career has been largely bound up with overseas expansion, and I have personally sold books in 54 different countries."

"Naturally, these operations require sophisti-

cated financial support of many kinds, and that is why the faith of the Midland in us has been so important over the years."

## Midland Bank support

"Since Matthew Henry Hodder and Thomas Wilberforce Stoughton founded the business 108 years ago, we have expanded enormously," says Philip Attenborough. "This expansion has called for



Reception Area (London)

some very understanding bank managers over the years, all of whom have occupied the same office of the same Midland branch in London."

"The Midland has always advised us well. It has also been our chief ally in financing our growth into a £10 million company. And it has recently provided essential support for the building of our new computerised warehouse in Dunton Green, Kent. The computer itself is leased from Midland Montagu Leasing, another Midland Bank Group company."

"The bank helps in other ways. It helps with cash-flow problems which are seasonal, largely because of royalty payments to authors. On the export side, we draw and discount bills through the Midland, and they operate valuable ECGD facilities for us. Throughout the year they handle a large volume and variety of overseas transactions and

provide us with essential credit information."

"At a more everyday level, most of our staff bank privately with the Midland, and all our salaries and wages are handled by the Midland's computer service."

## Future growth

"The paperback market will keep growing," says Philip Attenborough. "So will our overseas markets. Children are reading more books than ever before. And there are important developments in the supplementary technologies of tape, audio-visual cassettes and microfiches."



London Headquarters



Model of new warehouse which has been constructed at Dunton Green, Kent

"We are confident of our future. Books will last forever. I see no prospect of there ever being a better means of sharing human knowledge, experience and ideas."

"But publishing will go on being an act of faith. So our prospects will continue to be closely linked to our relationship with the Midland."

If yours is a complex and developing business, arrange to meet your local Midland Group manager soon. It might make all the difference to your future."



## Midland Bank Group

Principal trading companies: Midland Bank Limited, Clydesdale Bank Limited, Clydesdale Bank Finance Corporation Limited, Clydesdale Bank Insurance Services Limited, Scottish Computer Services Limited, Northern Bank Limited, Northern Bank Development Corporation Limited, Northern Bank Executor and Trustee Company Limited, Northern Bank Trust Corporation Limited, Midland Bank Trust Corporation Limited, Midland Bank Group Unit Trust Managers Limited, Midland Bank Finance Corporation Limited, Forward Trust Limited, Midland Montagu Leasing Limited, Griffin Factors Limited, Midland Bank Trust Corporation (Jersey) Limited, Midland Bank Trust Corporation (Guernsey) Limited, Midland Bank Insurance Services Limited, The Thomas Cook Group Limited, Thomas Cook Limited, Thomas Cook Overseas Limited, Thomas Cook Bankers Limited, Samuel Montagu & Co. Limited (Incorporating Drayton), Drayton Montagu Portfolio Management Limited, Guyerzeller Zimmont Bank AG, Northern Bank Finance Corporation Limited, Midland Montagu Industrial Finance Limited, Jersey International Bank of Commerce Limited, Bland Payne Holdings Limited, Bland Payne Limited, Bland Payne Reinsurance Brokers Limited, Bland Payne (UK) Limited, Southern Marine & Aviation Underwriters Inc, Bland Payne Australia Limited, London American Finance Corporation Limited, British Overseas Engineering & Credit Company Limited, Drake (UK) International Limited, Drake America Corporation, Export Credit Corporation.



Receipts for money should be forwarded by post in due course, either by Letter of Allotment, and, or by return Deposit.



## COMPANY NEWS

## First half rise for Akroyd &amp; Smithers

AXABLE PROFITS of jobs, Akroyd & Smithers, amounted to £2.3m. for the 26 weeks ended April 2, 1976, compared with £1.6m. for the first 26 weeks of 1975. The increase, while due largely to satisfactory market conditions, results for the first half are very favourable, the outlook for the remainder of the year is present, says Mr. D. H. Akroyd-Lewis, chairman.

The economic factors, which affect profitability during this period, include the success of the Counter Inflation Policy, control of the level of Government expenditure, ability of individual companies to earn profits, and the amount of savings both corporate and individual, he says.

The profit shown is arrived at after charging a contribution of £50,000 to the Staff Pension Scheme. The directors consider it prudent to make such a provision at this time in order to strengthen the funding basis of the scheme, the chairman explains.

First half earnings per share are shown to have advanced on 25p to 30p. The interim dividend is again 30p net per share (total dividend for the year to October 3, 1976, was 121p to which was added a centenary bonus of 1p, paid from taxable profits of £1m earnings 37.5p).

Turnover—being the aggregate of all sales—amounted to £10.7m. for the 26 weeks, compared with £8.4m. for the 26 weeks of 1975 and with £4.5m. for all of that year.

See Lex

## RCF profit warning

RCF Holdings has witnessed an improvement in the receipt of orders since February. But unless the economy covers at a much greater rate than is presently foreseeable, orders must be prepared for the year end results "to be disappointing," says the chairman, F. J. Geoffrey, in his interim statement.

An known pre-tax profit for the 11 year in January 31, 1976, registered from £203,000 to £10,000 on a turnover of £2.2m, 25.5m.

## No less from Higgs &amp; Hill

PRESENT ESTIMATES indicate that the profits of Higgs & Hill for the current year should not be less than the £2.18m. for 1975, says the chairman, Mr. E. W. Phillips.

However, he expresses reservations for 1977 because it would be "unrealistic" to rely on any significant improvement in the home market for some time.

Given reasonable success in endeavours to secure a fair share of the reduced work available and to extend overseas, however, Mr. Phillips is confident the company has the resources to go forward to "new levels of achievement."

A professional valuation of investment properties at end 1975 produced a result much in line with the opinion given last year by the directors, that values were in aggregate overstated by about 10 per cent. The balance sheet now reflects the depreciation in the value of £12,000.

The £2.18m. profit for 1975, as reported on April 14, compares with £1.9m. for 1974 after deducting exceptional provisions of £1.0m. The dividend is 2.794p (23.77p) net.

Priority was given to improving the cash position. Through the sale of selected investment properties (including the Paris office block), "aggressive" marketing of residential trading stock, and improved cash flow in construction activities, a marked strengthening of the balance sheet was achieved. Cash resources available increased by £2.45m. (rel. 4m.).

Before the year-end, early movement of half of the £2m. bank loan drawn in 1974 was made and the remainder has since been repaid.

Chairman's Statement Page 28

## Simon Engineering aims for growth

WITH FURTHER substantial building up of the financial position of Simon Engineering last year, the policy of reinforcing growth in those areas of greatest potential will be continued, says the chairman, Mr. L. Brook.

It is not possible to take an optimistic view of the U.K. economic climate for the next two years, but if inflation continues to be significantly reduced, the company's plans for further growth in 1976 should be achieved, he adds.

The directors accept that public expenditure in this country must be cut severely. This policy, if pursued, would affect the U.K. trading levels of some of the group's companies, but as "there can be little doubt" that overseas markets will move forward faster than the domestic market they will endeavour to maintain growth by even greater transference of resources to marketing and selling overseas.

"We certainly have the capacity to cope with the rise in activity which should occur," the chairman declares.

Group turnover increased from £151m. to £164m. in 1975. Order intake at £144m. though an apparent decline from the £187m. of the previous year, included a higher proportion of orders taken on a fee and reimbursable basis.

Mr. Brook explains that in most fee and reimbursable contracts materials and equipment supply and erection are under the control of the contractor as agent

for the client. It is the company's practice to exclude these items from order book and turnover statistics and to include only charges for payroll, overhead costs and fees, usually only a fraction of the total cost of a project.

Although total figures for order intake and turnover are thereby reduced, the same does not apply to gross margins or to the volume of work carried out. Gross margins on orders obtained in 1975 were, in fact, higher than in the previous year, he adds.

The group ended 1975 with a strong balance sheet—well prepared to meet the year ahead. An increase in liquidity—£2.17m. against a deficit of £1.17m.—arose from the June, 1974, rights issue, the record profit, and a reduction in working capital.

As reported on April 27, group pre-tax profit increased from £5.15m. to £5.7m. Inflation-adjusted profit on C/P basis shows £5.07m. (£5.01m.) pre-tax. The dividend is 6.250p net (£5.216p) per 25p share.

Of the turnover the overseas total was £102,302 (£87.4m.) and U.K. £61,99m. (£63.94m.). Exports from U.K. companies totalled £38.5m. external, and £5.94m. intra-group.

An analysis of turnover and profit (in percentages) shows specialised machinery 34 (30.4) and 46.8 (36.8); process plant contracting 38.4 (32.1) and 17.5 (9.7); and industrial services 26.8 (27.3) and 46.8 (36.4). Associates contributed 6.2 (6.4) to profit and

there were deductions of 5 (6) for interest and 12.8 (same) central services.

Meeting, Stockport, June 14, noon.

Chairman's Statement Page 28

## Lankro in joint U.S. venture

Lankro Chemicals Group and Fallick Chemical Corporation of New York City, have formed a joint company, Fallick-Lankro Corporation, to manufacture in the U.S. the range of phenoxy acid herbicides currently produced and marketed world-wide by Buris and Harvey, Lankro's agrochemical division, of Belvedere, Kent.

Lankro and Fallick will each have a 50 per cent. share in the joint company, which has been incorporated in Alabama and will have a total equity of \$5.5m. Loan funds of \$1m. will be provided by Mutual Life Insurance Company of New York.

Lankro is contributing \$1,625,000 in cash, already held in New York out of proceeds of export sales from the U.K., and the balance of \$1m. as the good-will of Buris and Harvey's U.S. business.

## TI expects to improve after poor start

PROFITS of Tube Investments, the metal, engineering and electrical group, had been running at about 20 per cent. below the corresponding period of last year, Lord Plowden, the retiring chairman, said yesterday.

But, as the recovery in world trade gained momentum, profit levels were expected to improve later in the year, he told shareholders at the annual meeting in Birmingham.

Lord Plowden said the earlier expectations that difficult trading conditions were expected to continue through the first half of 1976, had proved to be the case so far. Demand for domestic appliances was particularly depressed, he reported, both at home and abroad, accentuating the usual seasonal pattern. However, the steel tube business was holding up better than expected and aluminium had improved "significantly."

Profit levels were expected to improve later in the year as the recovery in world trade gained momentum. There were already signs of market strength in some sectors, Lord Plowden continued. Overseas and export prospects were encouraging and there had been a sharp upturn in export orders for machine tools.

Lord Plowden retired as chairman following the meeting and will become president, Mr. B. S. Keller succeeds him as chairman and Mr. R. M. Bagnall becomes deputy-chairman.

## STOREYS

"The personal and home decor specialists"

## Improved results expected for first half of current year

Dr. David A. Harper, Chairman, addressing the Annual General Meeting, reported on the current year as follows:-

"In my statement circulated with the Report and Accounts, which was written at the beginning of April, I said that all divisions were busy and that the level of activity achieved in the autumn was being maintained. I am happy to say that the level of demand has continued and I therefore look forward to being able to report results for the first half of this year which will compare favourably with those for the corresponding period of last year."

"The installation of the additional production equipment for both vinyl wallcovering and transfer printing at our factory site at White Lund is up to schedule and will provide us with the extra capacity to meet the expected future demand."

## RESULTS AT A GLANCE

	1975 £000's	1974 £000's
Sales	27,311	24,510
Group profit before tax	3,279	1,818
Dividends	430	402
Earnings per 25p share	11.00p	5.87p
Dividend per 25p share	3.0924p	2.9024p

Copies of the full report and Chairman's Statement may be obtained from the Secretary

STOREY BROTHERS & COMPANY LTD., White Cross, Lancaster

## Introducing the FT Eurobond List

The Financial Times is to publish monthly the Association of International Bond Dealers' official List of Eurobond Quotations and Yields.

The official Eurobond List will be an essential work of reference for anyone investing, borrowing or involved in this increasingly important market.

You'll find it as an integral part of the Financial Times early in every month. The first issue appears on Monday, June 7, and planned publication dates for the remainder of the year are July 5, August 9, September 6, October 11,

November 8 and December 6.

So, from now on, month by month, you'll have Eurobond data that's accurate to the last trading day of the preceding month. At least sixteen pages of detailed information which will help you find all the facts you want fast.

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Name

Company

Address

FT 2

## INTERIM STATEMENT

## British Leyland Limited

The first short step  
HALF-YEAR RESULTS  
TO MARCH 27, 1976

The Board of British Leyland Limited has announced unaudited results for the six months ended on March 27th, 1976.

	First 6 months to March 1976	March 1975
SALES	£ Million	£ Million
— UK	483	455
— Overseas	303	288
— TOTAL	986	843
of which direct exports from UK	386	278

(losses and charges in brackets)

	1976	1975
PROFIT (LOSS) BEFORE INTEREST AND TAXATION	28.8	(11.8)
Interest payable less receivable	(14.6)	(18.0)
PROFIT (LOSS) BEFORE TAXATION	14.2	(18.8)
Taxation (charge) credit	(8.3)	(8.7)
PROFIT (LOSS) AFTER TAXATION	5.9	(13.1)
Minority interests	(0.4)	(0.3)
PROFIT (LOSS) BEFORE EXTRA-ORDINARY ITEMS	5.5	(13.6)
Extraordinary items	—	(29.3)
PROFIT (LOSS) AFTER EXTRA-ORDINARY ITEMS	5.5	(42.9)

VEHICLE UNIT SALES

The trading profit of £28.5 million is after charging £29.3 million or depreciation and amortisation compared with the charge of £25.7 million for the first half of 1975.

The profit before tax of £14.2 million is after charging interest of £14.6 million and depreciation of £29.3 million. Currency fluctuations, which arose from movements in exchange rates are included in the reported results, and apart from these the company reached a break even position.

If the total profit of £14.2 million earned on home and export des. £17 million is attributable to Truck and Bus products, £5 million to non-automotive products, and a loss of £8 million to cars and light commercial vehicles.

Provisions were made in the 1975 accounts for losses arising from the closure of passenger car plants in Spain and Italy. (though agreement has been reached in principle in respect of these closures, details are not yet completed and it is therefore premature to make any adjustment to the extraordinary provisions at this stage).

Exports from the United Kingdom amounted to £266 million in the half year which was an increase of 34% in value over the same period last year and which also reflected higher unit sales.

In the United Kingdom the total market for passenger cars, light commercial vehicles and trucks was below that for the same period last year. While the Company's market share of trucks was virtually unchanged, its share of the passenger car market declined from 32% to 27%. This decline was due to inadequate production, particularly during October and November. Despite much improved production in January and February, stocks were still too low to meet the increasing demand for British Leyland cars. Nevertheless, the effect of consistent production on profits earned in those months emphasised the profit potential of uninterrupted production.

The average number of employees in the United Kingdom during the period was 153,000, 10% less than in the corresponding period last year.

There was a reduction by two-thirds in the man hours lost to disputes compared with the same period a year ago, at the Company, and Cars Group in particular, is always exposed to disproportionately damaging losses in production caused by stoppages of work by a small number of employees. Employee participation agreements are being implemented which will involve employee representatives becoming much more closely involved in the Company's affairs. This is a promising start to a new approach to industrial relations, the development of which is crucial to the fulfilment of the long-term policies upon which the Company's recovery depends. These financial results represent only the first short step on that will be inevitably a long road to recovery.

The listings include Borrowers, Market Makers, Lead Managers, Price, Conversion Price, Life, Current Yield and Next Call Date.









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The M/S Mandarincore is a fully refrigerated Israeli flag vessel, Vessel Number M/S-189. She was built by A/S Bergen M/V in March 1968 at Bergen, Norway. She has a dead weight of 9,710/9,420, registered gross of 8,186/8,077, and net of 4,512/3,386 (CSD/OSD), with an overall length of 435 feet 0 inches, a breadth of 65 feet 10 inches and a molded depth of 41 feet 0 inches. Classed Lloyds Register of Shipping UMS +100 A1 + LMC +RMC, passed December 1972. Engines are B and W diesel of 11,500 bhp. Speed 19.5 knots loaded. Refer capacity 418,810 cu. ft. reefer bale.

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## FARMING AND RAW MATERIALS

## Wool price support to be flexible

By Our Own Correspondent

CANBERRA, May 17.

ALLOWING A marked improvement in the wool market, the Australian Wool Corporation is introducing flexible price support operations of levels above and below the floor price, the first time that flexible price support has been operated since the introduction of the minimum price scheme in September 1974.

From tomorrow, it will fix minimum average prices on a daily basis above the floor price of 250 cents a kilo for clean 21 micron wool.

This will, in effect, raise the price for types in good demand, removing the opportunity for "bargain" sales that arise from quicks in the market. The effective floor price will not be known to buyers.

Reintroduction of the system is also being made possible by a steady reduction of the corporation's own stockpile down to less than 1m. bales at its peak at 1.9m.

Tomorrow's wool sales are in Sydney, Geelong and Albany.

## Sterling fall holds metals prices steady

BY JOHN EDWARDS, COMMODITIES EDITOR

A SHARP fall in the value of sterling yesterday kept metals prices steady on the London Metal Exchange, when a general decline had been expected.

Copper prices moved ahead in early trading, but there was not enough buying interest to sustain the upward move, copper cash wirebars closing only 25 pence higher, at £240.5.

This was despite a steady tone in the New York market, and an unexpectedly small rise in LME copper stocks, up by only 150 tonnes to a total of 538,235.

Although the Straits tin price in Malaysia rose over the week, the market also ignored a bigger-than-expected decline in tin stocks—down by 770 to 8,230 tonnes.

Zinc stocks jumped by 6,875 tonnes to 63,225, but this was in line with expectations. However, for the first time since the

plea by the LME committee for members to halt non-trade business, zinc prices gained some ground, the cash quotation closing £125 a tonne higher, at £4,565, although losing ground afterwards.

Lead stocks declined by 325 tonnes, to 76,590, while LME silver holdings were unchanged at 15.5m. ounces.

Copper trends

The debate continues on the Metal Exchange about the controversial move by the Committee to restrict non-trade business, but the market appears to be settling down after the initial shock reaction.

In copper, the dilemma of speculative ("investment") buying interest against fundamental supply-demand influences on prices is highlighted in the second edition of Copper Trends 1970-76, issued today by Amalgamated Metal Trading.

The report points out that the basic supply and demand position of copper continues to indicate an increasing surplus of refined copper in the period to 1978.

But it adds that the past movement in commodity prices in general, the rate of historic inflation, volatile currency markets and the low copper price in relation to costs of production have attracted considerable investment funds.

For this reason, the report on this occasion includes a chart and interpretation prepared by Chart Analysis, which forecasts a further advance in the three months copper price, to £1,100, before the end of 1976 and an objective of approximately £1,400 in 1977.

Copper Trends suggests however, that cash copper is likely to reach between £205-£207 in 1976, and £1,100-£1,200 in 1977, based (prophetically) on a sterling exchange rate of £SUS1.80.

It was decided to discuss this issue tomorrow, but there was widespread feeling among observers that delaying tactics by EEC butter-exporting members will continue to prevent a decision.

Ministers were planning to begin to discuss the impact of the latest Italian emergency import restrictions on the workings of the Common Agricultural Policy.

Under the new agreement, a rubber tapper's basic daily wage goes up from 3.2 ringgits to 3.6 ringgits, while the wage for women field workers goes up from 2.75 ringgits to the same level as male field workers.

A MAF spokesman said the basic wage was based on a price of 132 cents per kilo for rubber, but with current prices well above that level, the daily take-home pay of the average estate worker should be around 7 to 8 ringgits (£140 to £160).

## Cocoa, sugar and coffee prices rise

By Our Commodities Staff

THE RENEWED weakness of sterling boosted cocoa, coffee and sugar values on the London terminal markets yesterday.

But with fundamental factors conspiring by their absence all three markets finished well below the day's highs.

The pound's decline enabled the cocoa market to shrug off the "bearish" tendency displayed in late dealings on Friday. After opening higher, the July futures quickly established a £20 "permissible limit" advance.

When trading resumed, July cocoa made further ground, reaching £1,074 a tonne at the peak, but a late sell-off limited prices and the July quotation closed only £11 up on the day at £1,057.5 a tonne.

Coffee prices also finished in the middle of the day's range, the July position closing at £141 a tonne, up 10 pence on the day after reaching £143.50 at one stage.

Sugar futures, meanwhile, made modest gains, the October position closing £2.75 higher, at £196.25 a tonne.

The London daily raw sugar price was earlier fixed at £192 a ton, up 5d.

## UNCTAD COMMODITY PROGRAMME

## Cold water poured on stockpile plan

BY OUR NAIROBI CORRESPONDENT

WITH COMMODITY buffer stocks and their financing assumed crucial importance in the UNCTAD Conference on Trade and Development talks here, special attention was given to spokesmen of five commodity associations, covering trade in tin, coffee, cotton, cocoa and sugar.

The International Cotton Advisory Committee poured cold water on the UNCTAD plan for organised buffer stocks under the integrated programme for commodities. Mr. J. C. Santley, executive director of the Committee, said that in theory cotton buffer stocks, properly administered and financed and embodying realistic price provisions, could contribute to price stability.

Most Committee delegates felt, however, that after the initial price supporting effect of setting up the buffer stock, "the very existence of such stocks would have a price depressing influence and thus be detrimental to producers."

Mr. Santley pointed out that technical problems, such as fixing grade and staple differentials, would be formidable. It was felt by some that any buffer stock system would need to provide safeguards against excessive production. Most Committee delegates took the position that, despite its imperfections, the present marketing system for cotton was better than any other greater benefits to both growers and consumers.

The sugar representative, Mr. E. J. Parry, executive director of the International Sugar Agreement, said most members, especially among exporting countries, were in favour of the programme, or through an international resources bank proposed by the U.S.

and the costs of holding them would make a buffer stock unacceptable as the sole mechanism for stabilising prices on the free market.

There was widespread recognition, however, of the part that stocks, even if nationally held, should play in price stabilisation.

Since the enlargement of the last market of about 15m. tonnes since the suspension of the U.S. Sugar Act—a bigger stock will be needed than under the 1968 agreement, and the cost may again prove an obstacle for some of the developing exporting countries.

There has been a suggestion that producing countries should be helped to meet the burden of holding sugar off the market when the price falls below the minimum of the range. Consideration should be given to the possibility of obtaining loans from international banks, or even drawing on a central fund.

Mr. Harold Allen, executive director of the Organisation and chairman of the International Tin Council, said attention was being given to financing buffer stocks, whether through the central facility proposed in UNCTAD's integrated programme, or through an international resources bank proposed by the U.S.

Several hurdles still have to be overcome, however, not least

Mr. Allen said the tin agreement enabled the Council to defend the floor price. "Through the recent severe recession, it had protected tin producers from a collapse of the tin price and the buffer stock also intervened to mitigate the effects of serious market fluctuations."

The first test of the 1978 International Coffee Agreement would be whether it inspired exporting members with the confidence to adopt rational production policies, resulting in stable prices, said Mr. Alexandre Beltrao, executive director of the International Coffee Organisation.

With the full co-operation of exporting members, a major effort is being made to establish the amount of coffee held in the form of carry over stocks, he said. By October 30 this year, there should be a clear picture of the carry over in exporting countries.

Although the 1975 International Cocoa Agreement was perhaps not the perfect instrument to satisfy the aspirations of all concerned, it did command overwhelming support from members of the International Cocoa Organisation, said Mr. U. K. Hackman, its executive director.

He urged all member governments of UNCTAD to support it. It was no mean achievement that cocoa producers and consumers had found a successful formula for financing the buffer stock.

Mr. Hackman said "The debate on which mechanisms will which commodities best will doubtless continue for some time. But while the mechanisms of the Cocoa Agreement have not been fully tested, it might be imprudent to discard them for something which would be entirely new and untested."

## IMF facility

The International Tin Organisation registered with the World Bank has not been able to work out a satisfactory plan for loans to the tin buffer stock.

The IMF facility was of some assistance to producing members, but was restricted to those with a balance of payments need.

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## Olive oil estimate raised

MADRID, May 17.

THE INTERNATIONAL Olive Oil Council (IOOC) now puts world olive oil production for 1975-76 crop year at 1,633,400 tonnes, against 1,585,300 last year and its November forecast 1,585,000.

It says Spain will show a large increase, to 450,200 tonnes, from 410,000 in 1974-75, and estimates Italy's production at 580,000 tonnes (432,700), Tunisia's 9,000 (117,000) and Greece's 9,000 (180,000), total.

## PALLADIUM PRICE LIFTED

Rustenburg Platinum Mines' minimum price for palladium is raised to £45 (£25) a troy ounce today, Johnson Matthey has announced. It was previously £40 (£23). The price of other platinum group metals are unchanged.

## New EEC sugar price talks

BY ROBIN REEVES

AFRICAN, Caribbean and Pacific sugar exporters were trying this evening to break the deadlock over the EEC guaranteed minimum price for British supplies of raw cane sugar.

As the Council of Agricultural Ministers of the Nine met here to discuss, among other things, an improved offer to the ACP sugar producers, representatives of the producers were waiting in the wings to give their reaction and possibly put up counter-proposals.

The Brussels Commission was reported to be proposing at least one improvement—the back-dating of the eventually agreed price to March 1. This compares

with the ACP's final bid for back-dating to operate from February 1.

But the signs were that M. Pierre Lardinois, the Agricultural Commissioner, was not inclined to recommend going beyond the 90 Units of Account per 100 kilos guaranteed minimum, which was his "positive" final offer in excess of the Council negotiating mandate.

When negotiations with ACP Ministers broke down at the beginning of the month, the producers at that stage were holding out for at least 27.5 U.A. per 100 kilos.

At the start of the meeting, Mr. Fred Peart, U.K. Minister of Agriculture, called on the Council to settle the level of preferential access for fixed quantities of New Zealand butter to the British market during the period 1976/77, one of Britain's "renewal" demands.

It was decided to discuss this issue tomorrow, but there was widespread feeling among observers that delaying tactics by EEC butter-exporting members will continue to prevent a decision.

Ministers were planning to begin to discuss the impact of the latest Italian emergency import restrictions on the workings of the Common Agricultural Policy.

Under the new agreement, a rubber tapper's basic daily wage goes up from 3.2 ringgits to 3.6 ringgits, while the wage for women field workers goes up from 2.75 ringgits to the same level as male field workers.

A MAF spokesman said the basic wage was based on a price of 132 cents per kilo for rubber, but with current prices well above that level, the daily take-home pay of the average estate worker should be around 7 to 8 ringgits (£140 to £160).

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## Rubber workers win pay rise in Malaysia

By Our Own Correspondent



## STOCK EXCHANGE REPORT

Markets drift lower on fresh weakness in sterling  
Index 6.2 off at 401.0—Dealings in ICI rights disappoint

## Account Dealing Dates

## Option

## First Declared Last Account

## Dealings from Dealings Day

## May 13 May 14 May 15 May 16

## May 17 May 18 May 19 May 20

## May 21 May 22 May 23 May 24

## May 25 May 26 May 27 May 28

## May 29 May 30 May 31

## June 1 June 2 June 3 June 4

## June 5 June 6 June 7 June 8

## June 9 June 10 June 11 June 12

## June 13 June 14 June 15 June 16

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## July 29 July 30 August 1 August 2

## for the start of an Account, was

## reflected in official markings of

## only 5.66p.

## The weakening pound cast its

## shadow over short-dated British

## Funds, crushing recent hopes that

## the latter would only show a

## modest recovery in the next week or two.

## A certain amount of selling was

## thus none too well received and,

## although tentative rallies were

## attempted, the close was virtually

## the day's worst with losses extend-

## ing to 1. Medium and longer

## maturity were less affected, the

## latter ending only 1 down, after

## a rise in a very small business.

## Corporations ended their recent

## gains, showing falls extending

## to a full point, this being partly

## caused by the 25m. issue of new

## City of Birmingham, 13 per cent,

## 1985, stock, being offered at 99.

## Once again, the investment

## currency market appeared to dis-

## regard the fall in sterling and

## the premium, after improving

## slightly to 124 per cent, closed

## only a 1 higher at 123 per cent.

## Yesterday's 32c conversion factor

## was 0.6462 (0.6390).

## HK and Shanghai dull

## Hongkong and Shanghai were

## a dull feature in Banks, falling 1

## to 322p on Far-eastern advices.

## Elsewhere, however, overseas

## advances and New Zealand ex-

## rights form, hardened 3 to

## 468p, while the "new" nil-paid

## shares opened and closed at 124p

## premium. The big four Banks

## were mixed and drifted easier

## with Midland and National West-

## minster both losing 3 to 235p

## and 235p respectively. Elsewhere,

## Allied Irish improved 1/2 to 102p

## and Bank of Ireland, new

## nil-paid put on 3 to 42p premium.

## UTI were marked up a penny to

## 23p following Press mention in

## Hire Purchase Press comment in

## the wake of last week's poor first

## quarter profits statements from

## while S. Miller were called a

## 456p, but GKN were relatively

## unchanged at 460p.

## Movements in Buildings were

## generally confined to companies

## making trading statements. French

## Kiehl celebrated the return to

## profitability with a penny rise to

## 131p, while Caledonian Robey "A"

## hardened 1/2 to 176p peak.

## The 191p on an increased dividend

## Group moved up 3 to 61p in front

## of to-day's preliminary statement,

## while David Charles closed a

## penny harder at 14p following

## Press comment on its earnings.

## No apparent response to the

## results, closing unchanged at 60p,

## ex-dividend form and lost 9

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## ex-dividend form and lost 9

## to 456p, but GKN were relatively

## unchanged at 460p.

## Movements in Buildings were

## generally confined to companies

## making trading statements. French

## Kiehl celebrated the return to

## "Royals" and General Accident

## restricted business in Insurances

## which generally eased on lack of

## support. "Royals" shed 2 to 306p,

## after 304p, and General Accident

## receded a similar amount to 161p.

## Small losses were the order of

## the day in Breweries after a thin

## trade. Bass Charrington, 93p, and

## Arthur Guinness, 130p, both

## receded 2 while Press sugges-

## tions that the company will soon

## fraction easier at 12p ex the scrip

## issue.

## ICI were quoted ex the "rights"

## issue yesterday, the new nil-paid

## shares opening at 49p premium

## and closing at 44p premium after a

## disappointing trade, while the old

## finished 5 cheaper at 572p.

## Stores neglected

## Movements of significance were

## few and far between in Stores,

## the latter ending 3 cheaper, while

## briefly following Press comment

## before closing only a penny

## better on balance at 198p, but

## Marks and Spencer, 93p, and

## House of Fraser, 93p, closed

## without alteration. K. Shepherd

## were notable for a rise of 5 to

## 47p in a thin market, while

## modest gains were also recorded

## by A. J. Gelfer, 38p, and Morris

## and Blaise, 58p. In the Cooper

## contrast with a fall of 4 to 70p,

## the latter's figures were

## Following their respective scrip

## issues, Church were steady at 68p,

## while Pittard Group eased 1 1/2

## to 50p in shoes.

## Electricals failed to escape the

## general market lethargy. EMI

## were finally unchanged at 237p

## xd, after 249p, while Plessey, 75p,

## and General Electric, 130p, both

## closed a penny cheaper. Farnell

## Electronics receded 3 to 94p, while

## Thorn Electrical "A" 238p, and

## H. Wigfall, 145p, lost 4 and 7

## respectively. Fidelity Radio were

## another dull spot at 65p, down 2

## to 119p on an increased dividend

## Group moved up 3 to 61p in front

## of to-day's preliminary statement,

## while David Charles closed a

## penny harder at 14p following

## Press comment on its earnings.

## No apparent response to the

## results, closing unchanged at 60p,

## ex-dividend form and lost 9



# AUTHORISED UNIT TRUSTS

[illegible]

## INSURANCE, PROPERTY, BONDS

[illegible]

## OFFSHORE AND OVERSEAS FUNDS

[illegible]



## FT SHARE INFORMATION SERVICE

## ENGINEERING—Continued

ENGINEERING—Continued						
High	Low	Stock	Price	%	Vol.	Net
94	78	Hall, Thompson	78	-	2.94	2.52
93 1/2	77	Hall, Thompson	77	-	2.94	2.52
93 1/2	75	Hall, Thompson	75	-	2.94	2.52
93 1/2	73	Hall, Thompson	73	-	2.94	2.52
93 1/2	71	Hall, Thompson	71	-	2.94	2.52
93 1/2	69	Hall, Thompson	69	-	2.94	2.52
93 1/2	67	Hall, Thompson	67	-	2.94	2.52
93 1/2	65	Hall, Thompson	65	-	2.94	2.52
93 1/2	63	Hall, Thompson	63	-	2.94	2.52
93 1/2	61	Hall, Thompson	61	-	2.94	2.52
93 1/2	59	Hall, Thompson	59	-	2.94	2.52
93 1/2	57	Hall, Thompson	57	-	2.94	2.52
93 1/2	55	Hall, Thompson	55	-	2.94	2.52
93 1/2	53	Hall, Thompson	53	-	2.94	2.52
93 1/2	51	Hall, Thompson	51	-	2.94	2.52
93 1/2	49	Hall, Thompson	49	-	2.94	2.52
93 1/2	47	Hall, Thompson	47	-	2.94	2.52
93 1/2	45	Hall, Thompson	45	-	2.94	2.52
93 1/2	43	Hall, Thompson	43	-	2.94	2.52
93 1/2	41	Hall, Thompson	41	-	2.94	2.52
93 1/2	39	Hall, Thompson	39	-	2.94	2.52
93 1/2	37	Hall, Thompson	37	-	2.94	2.52
93 1/2	35	Hall, Thompson	35	-	2.94	2.52
93 1/2	33	Hall, Thompson	33	-	2.94	2.52
93 1/2	31	Hall, Thompson	31	-	2.94	2.52
93 1/2	29	Hall, Thompson	29	-	2.94	2.52
93 1/2	27	Hall, Thompson	27	-	2.94	2.52
93 1/2	25	Hall, Thompson	25	-	2.94	2.52
93 1/2	23	Hall, Thompson	23	-	2.94	2.52
93 1/2	21	Hall, Thompson	21	-	2.94	2.52
93 1/2	19	Hall, Thompson	19	-	2.94	2.52
93 1/2	17	Hall, Thompson	17	-	2.94	2.52
93 1/2	15	Hall, Thompson	15	-	2.94	2.52
93 1/2	13	Hall, Thompson	13	-	2.94	2.52
93 1/2	11	Hall, Thompson	11	-	2.94	2.52
93 1/2	9	Hall, Thompson	9	-	2.94	2.52
93 1/2	7	Hall, Thompson	7	-	2.94	2.52
93 1/2	5	Hall, Thompson	5	-	2.94	2.52
93 1/2	3	Hall, Thompson	3	-	2.94	2.52
93 1/2	1	Hall, Thompson	1	-	2.94	2.52

100	Dr. A. S.	100	1.05
101	London & Midland	101	1.37
102	London & North	102	1.37
103	London & South	103	1.37
104	London & West	104	1.37
105	London & East	105	1.37
106	London & Central	106	1.37
107	London & North	107	1.37
108	London & South	108	1.37
109	London & West	109	1.37
110	London & East	110	1.37
111	London & Central	111	1.37
112	London & North	112	1.37
113	London & South	113	1.37
114	London & West	114	1.37
115	London & East	115	1.37
116	London & Central	116	1.37
117	London & North	117	1.37
118	London & South	118	1.37
119	London & West	119	1.37
120	London & East	120	1.37
121	London & Central	121	1.37
122	London & North	122	1.37
123	London & South	123	1.37
124	London & West	124	1.37
125	London & East	125	1.37
126	London & Central	126	1.37
127	London & North	127	1.37
128	London & South	128	1.37
129	London & West	129	1.37
130	London & East	130	1.37
131	London & Central	131	1.37
132	London & North	132	1.37
133	London & South	133	1.37
134	London & West	134	1.37
135	London & East	135	1.37
136	London & Central	136	1.37
137	London & North	137	1.37
138	London & South	138	1.37
139	London & West	139	1.37
140	London & East	140	1.37
141	London & Central	141	1.37
142	London & North	142	1.37
143	London & South	143	1.37
144	London & West	144	1.37
145	London & East	145	1.37
146	London & Central	146	1.37
147	London & North	147	1.37
148	London & South	148	1.37
149	London & West	149	1.37
150	London & East	150	1.37
151	London & Central	151	1.37
152	London & North	152	1.37
153	London & South	153	1.37
154	London & West	154	1.37
155	London & East	155	1.37
156	London & Central	156	1.37
157	London & North	157	1.37
158	London & South	158	1.37
159	London & West	159	1.37
160	London & East	160	1.37
161	London & Central	161	1.37
162	London & North	162	1.37
163	London & South	163	1.37
164	London & West	164	1.37
165	London & East	165	1.37
166	London & Central	166	1.37
167	London & North	167	1.37
168	London & South	168	1.37
169	London & West	169	1.37
170	London & East	170	1.37
171	London & Central	171	1.37
172	London & North	172	1.37
173	London & South	173	1.37
174	London & West	174	1.37
175	London & East	175	1.37
176	London & Central	176	1.37
177	London & North	177	1.37
178	London & South	178	1.37
179	London & West	179	1.37
180	London & East	180	1.37
181	London & Central	181	1.37
182	London & North	182	1.37
183	London & South	183	1.37
184	London & West	184	1.37
185	London & East	185	1.37
186	London & Central	186	1.37
187	London & North	187	1.37
188	London & South	188	1.37
189	London & West	189	1.37
190	London & East	190	1.37
191	London & Central	191	1.37
192	London & North	192	1.37
193	London & South	193	1.37
194	London & West	194	1.37
195	London & East	195	1.37
196	London & Central	196	1.37
197	London & North	197	1.37
198	London & South	198	1.37
199	London & West	199	1.37
200	London & East	200	1.37

[illegible][illegible]

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1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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INDUSTRIALS (Miscel.)[illegible]

E56	E45	Dover Corp. USA	E57	E58	E59	E60	E61	E62	E63	E64	E65	E66	E67	E68	E69	E70	E71	E72	E73	E74	E75	E76	E77	E78	E79	E80	E81	E82	E83	E84	E85	E86	E87	E88	E89	E90	E91	E92	E93	E94	E95	E96	E97	E98	E99	E100
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**YASUDA**  
**TRUST AND BANKING**

London Branch: 01-628-5721  
Head Office: Tokyo

INDUSTRIALS—Continued										INSURANCE									
STK	Lot	Stock	Price	Chg	Vol	High	Low	Open	Close	STK	Lot	Stock	Price	Chg	Vol	High	Low	Open	Close
28	10	United Ind. Inc.	21	0.51	171,153	83				10	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
29	10	United Ind. Inc.	21	0.51	171,153	83				11	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
30	10	United Ind. Inc.	21	0.51	171,153	83				12	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
31	10	United Ind. Inc.	21	0.51	171,153	83				13	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
32	10	United Ind. Inc.	21	0.51	171,153	83				14	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
33	10	United Ind. Inc.	21	0.51	171,153	83				15	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
34	10	United Ind. Inc.	21	0.51	171,153	83				16	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
35	10	United Ind. Inc.	21	0.51	171,153	83				17	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
36	10	United Ind. Inc.	21	0.51	171,153	83				18	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
37	10	United Ind. Inc.	21	0.51	171,153	83				19	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
38	10	United Ind. Inc.	21	0.51	171,153	83				20	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
39	10	United Ind. Inc.	21	0.51	171,153	83				21	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
40	10	United Ind. Inc.	21	0.51	171,153	83				22	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
41	10	United Ind. Inc.	21	0.51	171,153	83				23	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
42	10	United Ind. Inc.	21	0.51	171,153	83				24	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
43	10	United Ind. Inc.	21	0.51	171,153	83				25	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
44	10	United Ind. Inc.	21	0.51	171,153	83				26	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
45	10	United Ind. Inc.	21	0.51	171,153	83				27	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
46	10	United Ind. Inc.	21	0.51	171,153	83				28	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
47	10	United Ind. Inc.	21	0.51	171,153	83				29	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
48	10	United Ind. Inc.	21	0.51	171,153	83				30	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
49	10	United Ind. Inc.	21	0.51	171,153	83				31	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
50	10	United Ind. Inc.	21	0.51	171,153	83				32	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
51	10	United Ind. Inc.	21	0.51	171,153	83				33	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
52	10	United Ind. Inc.	21	0.51	171,153	83				34	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
53	10	United Ind. Inc.	21	0.51	171,153	83				35	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
54	10	United Ind. Inc.	21	0.51	171,153	83				36	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
55	10	United Ind. Inc.	21	0.51	171,153	83				37	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
56	10	United Ind. Inc.	21	0.51	171,153	83				38	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
57	10	United Ind. Inc.	21	0.51	171,153	83				39	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
58	10	United Ind. Inc.	21	0.51	171,153	83				40	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
59	10	United Ind. Inc.	21	0.51	171,153	83				41	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
60	10	United Ind. Inc.	21	0.51	171,153	83				42	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
61	10	United Ind. Inc.	21	0.51	171,153	83				43	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
62	10	United Ind. Inc.	21	0.51	171,153	83				44	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
63	10	United Ind. Inc.	21	0.51	171,153	83				45	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
64	10	United Ind. Inc.	21	0.51	171,153	83				46	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
65	10	United Ind. Inc.	21	0.51	171,153	83				47	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
66	10	United Ind. Inc.	21	0.51	171,153	83				48	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
67	10	United Ind. Inc.	21	0.51	171,153	83				49	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
68	10	United Ind. Inc.	21	0.51	171,153	83				50	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
69	10	United Ind. Inc.	21	0.51	171,153	83				51	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
70	10	United Ind. Inc.	21	0.51	171,153	83				52	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
71	10	United Ind. Inc.	21	0.51	171,153	83				53	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
72	10	United Ind. Inc.	21	0.51	171,153	83				54	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
73	10	United Ind. Inc.	21	0.51	171,153	83				55	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
74	10	United Ind. Inc.	21	0.51	171,153	83				56	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
75	10	United Ind. Inc.	21	0.51	171,153	83				57	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
76	10	United Ind. Inc.	21	0.51	171,153	83				58	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
77	10	United Ind. Inc.	21	0.51	171,153	83				59	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
78	10	United Ind. Inc.	21	0.51	171,153	83				60	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
79	10	United Ind. Inc.	21	0.51	171,153	83				61	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
80	10	United Ind. Inc.	21	0.51	171,153	83				62	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
81	10	United Ind. Inc.	21	0.51	171,153	83				63	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
82	10	United Ind. Inc.	21	0.51	171,153	83				64	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
83	10	United Ind. Inc.	21	0.51	171,153	83				65	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
84	10	United Ind. Inc.	21	0.51	171,153	83				66	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
85	10	United Ind. Inc.	21	0.51	171,153	83				67	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
86	10	United Ind. Inc.	21	0.51	171,153	83				68	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
87	10	United Ind. Inc.	21	0.51	171,153	83				69	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
88	10	United Ind. Inc.	21	0.51	171,153	83				70	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
89	10	United Ind. Inc.	21	0.51	171,153	83				71	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
90	10	United Ind. Inc.	21	0.51	171,153	83				72	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
91	10	United Ind. Inc.	21	0.51	171,153	83				73	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
92	10	United Ind. Inc.	21	0.51	171,153	83				74	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
93	10	United Ind. Inc.	21	0.51	171,153	83				75	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
94	10	United Ind. Inc.	21	0.51	171,153	83				76	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
95	10	United Ind. Inc.	21	0.51	171,153	83				77	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
96	10	United Ind. Inc.	21	0.51	171,153	83				78	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
97	10	United Ind. Inc.	21	0.51	171,153	83				79	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
98	10	United Ind. Inc.	21	0.51	171,153	83				80	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
99	10	United Ind. Inc.	21	0.51	171,153	83				81	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
100	10	United Ind. Inc.	21	0.51	171,153	83				82	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
101	10	United Ind. Inc.	21	0.51	171,153	83				83	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
102	10	United Ind. Inc.	21	0.51	171,153	83				84	10	Continental Ind. Inc.	130	0.74	2,464	1.04	1.04	1.04	1.04
103	10	United Ind. Inc.	21	0.51															

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# Engineers' vote may endorse pay policy

BY ROY ROGERS  
SCARBOROUGH, May 17.

BRITAIN'S second largest union, the 1.4m-member Amalgamated Union of Engineering Workers, is poised to fall into line with the proposed 4 1/2 per cent pay policy, thereby ensuring it land-side support at the special TUC Congress next month.

Leaders of the third largest union, the General and Municipal Workers, yesterday decided, as expected, to recommend their conference earlier next month to back the pay plan.

The last major obstacle to the policy, due to be introduced in August, should disappear today when the national committee of the AUEW's dominant engineering section, one of the union's four sections, debates pay. The indications are that the policy will be accepted by a slender majority of this evenly divided body.

Left-wingers had hoped to defer the pay debate until the next week, when delegates from the other three sections — technical and supervisory section (TASS), construction, and foundry — would give them a better chance of rejecting the Government-TUC pay proposal.

But with the pay debate now being held today in the engineering national committee instead of the full union, the odds are that the policy will be endorsed.

Mr. James Callaghan, the Prime Minister, addresses the committee tomorrow, will reveal the deep political divisions within the national committee. With most delegates already committed, the more independent Type and Testside delegates hold the balance of power and since they have put forward a motion urging support for the Labour Government and a return to free collective bargaining only when economic circumstances permit, they are expected to endorse the policy.

The Left-wingers' only hope of aligning the AUEW against the policy would be for them to force a 26-26 stalemate today which would leave the 52 delegates without any mandate at next week's full conference.

**Pitfalls**

Strong backing for the pay policy is expected today from Mr. Hugh Scanlon, AUEW president, who hinted yesterday he might be forced to resign from the TUC pay policy negotiating team if the proposals were rejected by his union.

While not specifically mentioning pay in his presidential address, Mr. Scanlon took great pains to stress the need to maintain a Labour Government. He declared that the union would continue to press the Government for selected reduction so as to preserve jobs but

was not prepared to "play the Tories' game."

"We will not, I repeat will not, indulge in irresponsible actions which can only result in the now minority Labour Government being brought down," said Mr. Scanlon.

In a thinly veiled recommendation to delegates to support the pay policy, Mr. Scanlon warned of the implications if the Labour Government were replaced by the Tories.

"We shrink in horror at the thought of a Tory Government being unleashed on us," he declared, suggesting that this would lead to unemployment in proportions hitherto undreamed of and the reduction of social services to a minimum.

He went on to remind delegates about the union's costly legal battle over the Conservatives' Industrial Relations Act and the more recent Tory "interference" in union affairs.

In his view it was unthinkable to help bring about the return of such a Government — a theme he is certain to repeat in today's pay debate when he will attempt to justify his support for the pay policy.

Mr. Scanlon also used his address to hit out at international financial speculators, whom he blamed for the sterling crisis, and at TUC plans for worker participation. The

# U.S. aerospace team here for partnership talks

BY MICHAEL DONNE, AEROSPACE CORRESPONDENT

ANGLO-U.S. collaboration on future civil aerospace programmes, including a new air-engine, is under discussion in London this week between top officials of Boeing and Pratt & Whitney of the U.S., and U.K. Ministers and aerospace industry representatives.

The U.S. team, led by Mr. T. C. Wilson, president of Boeing, and Mr. Harry Gray, president of United Technologies, the parent company of Pratt & Whitney, last night met Mr. James Callaghan, the Prime Minister, after seeing Mr. Eric Varley, Secretary for Industry, and Sir Kenneth Keith, chairman of Rolls-Royce (1971).

Today they are expected to meet Lord Beswick, chairman of the aerospace organising committee preparing for nationalisation of the industry. Later, they will visit British Airways and possibly British Aircraft Corporation and Hawker Siddeley Aviation, too.

These meetings are of the highest significance in view of growing concern about the possibility that the French industry might reach a private agreement with the U.S. industry that would damage possible future European collaboration.

It is expected that U.S. officials will be told that the U.K. is willing to work closely with the U.S. if this becomes either possible or desirable, to avert the danger of too projects chasing too few orders.

The talks this week are aimed particularly at cementing a major agreement between Rolls-Royce (1971) and Pratt & Whitney on the joint development of a new civil engine, the JT-10D "ten-ton thrust" for the next generation of medium-range airliners.

This engine would be competitive with the existing Franco-U.S. (Sneecma-General Electric) CFM-56 engine and would give Rolls-Royce an

Important foothold in the big airliner markets of the future. Substantial U.K. Government investment in this project would be necessary, however, one estimate puts it as high as £100m. — and this explains why the U.K. Government is so closely involved in this week.

The U.K. will make it clear that, despite current discussions with European manufacturers, it sees no barrier to a closer working relationship with the U.S. on civil airframes as well as engines, although here the prospects are less clearly defined than they are in the engine field.

There are so many projects under discussion, ranging from the HS-146 feeder-liner to derivatives of the European Airbus and new medium-range jet airliners, that even if one substantial new programme is undertaken with Europe, there would still be room for a joint venture with the U.S. in another part of the field.

**Especially timely**

What U.K. Ministers and officials are anxious to ensure, however, is that there is no Franco-U.S. or other agreement before the U.K.'s views have been put to the Americans at the highest level.

The French Government is due to consider the rival plans of Dassault/Bombardier and Airbus/McDonnell Douglas and Aerospatiale/Boeing in early June, so the meetings in London this week are considered particularly timely.

Meanwhile, McDonnell Douglas, which is seeking to sell a new version of its long-range DC-10 jet, the 30R, to British Airways last week took a party of British MPs to its St. Louis, Missouri, factory.

The company made it clear that it is not just seeking an order from the State airline, but is prepared to encourage design, development and test work in addition to sharing in manufacture and marketing.

# Leyland's profit in perspective

THE LEX COLUMN

British Leyland's turnaround from losses of £19.8m. and £56.3m. during the two halves of 1974-75 to profits of £14.2m. pre-tax in the six months to last March has to be put firmly into perspective. A reduction of around 17,000 in the average U.K. workforce, all of which was completed prior to the reconstruction, has had as dramatic an effect on operating costs as the £200m. of equity finance received last October has had on finance charges. Trading losses in Italy and Spain, now eliminated, knocked roughly £7m. out of the first half figures a year ago. And without the fall in sterling, which has turned a modest rise in export volumes into a 34 per cent jump in export values, British Leyland would still only have broken even in the latest period.

So there is still a way to go. However, as a result of the very recent performance of the car division, the Board has decided to recommend the injection of the next £100m. of public money, and it looks as though it will be needed before too long. Major decisions about the spending programme of the car division cannot be suspended indefinitely. And although capital spending actually fell during the six months, and was more or less covered by cash flow, short-term borrowings (which amounted to £248m. before the equity injection) are now moving higher. To judge by the interest charge, they could have totalled very roughly £150m. at the end of the half year.

Part of this reflects the fact that export funding has risen by two-fifths over the last 12 months. But if British Leyland does get up to its production targets, it is plainly going to need a lot more working capital.

**£25m. for Birmingham**

Despite the fact that most of the £100m. GLC issue 24 months ago, finished up in the hands of the underwriters a considerable shortage of stock has appeared in the corporation loan market. Even though the new £25m. Birmingham issue of 13 per cent stock 1983 appears to be affected by the same bad timing jinx that has afflicted most such recent offers, the decline in gilts was modest enough yesterday to leave it with a fair chance of avoiding the GLC issue's fate.

Whatever the truth about rumours that Akroyd and Smithers made a large killing on a block of gilt-edged stock during the Christmas/New Year surge in gilts, it has certainly turned in some impressive figures for the half-year to April 2. Pre-tax profits are £5.39m. (a return of no less than 85 per cent on shareholders' funds in just six months) against £5.66m. in the same period of 1974-75. Akroyd is noted for its willingness to take large positions, especially in gilts — its last accounts, for instance, showed a net bear position on October 3 of over £50m. ahead of a nasty setback in the market on an MLR rise. This ability to get sharp movements in the gilt market right is much envied, but it is nevertheless a high risk policy. And the relatively quiet conditions of the second six months last year produced only £1.65m. pre-tax. Hence a yield at 20 1/2 per cent of around 9 per cent, and a p/s

on the last 12 months' earnings of 4.4, though the share trade well above current value of 128p a share. Recent conditions in gilts cannot have been anything like so favourable; as for equities, comparable turnover was 30 per cent down for the whole market October-March, and the recent trend has stayed poor.

**Lonrho/LCW**

By its own standards, at least there may be nothing out of the ordinary about Lonrho's decision to buy 29.9 per cent of London City and Westcliffe, 22p per share. That represents nearly four times the 1974-75 low, over a fifth more than the market price before the new and a discount of perhaps third on net assets after making allowances for LCW's probable property in Paris. This remains largely unlet, and its likely value of around £750,000, offers, everything hangs on the year will more than offset the return to profits in the U.K. market. Whatever the chances of the market after a quiet spell for such issues. With U.S. rates starting to climb, corporation treasuries could see less likelihood of significantly lower borrowing costs later in the year.

**Akroyd & Smithers**

Whatever the truth about rumours that Akroyd and Smithers made a large killing on a block of gilt-edged stock during the Christmas/New Year surge in gilts, it has certainly turned in some impressive figures for the half-year to April 2. Pre-tax profits are £5.39m. (a return of no less than 85 per cent on shareholders' funds in just six months) against £5.66m. in the same period of 1974-75. Akroyd is noted for its willingness to take large positions, especially in gilts — its last accounts, for instance, showed a net bear position on October 3 of over £50m. ahead of a nasty setback in the market on an MLR rise. This ability to get sharp movements in the gilt market right is much envied, but it is nevertheless a high risk policy. And the relatively quiet conditions of the second six months last year produced only £1.65m. pre-tax. Hence a yield at 20 1/2 per cent of around 9 per cent, and a p/s

**French Kier**

The odds on French Kier survival seemed to have yesterday. Before developments land write-offs of £24m. (making £4.5m. in two years) the group is out of the red in the second half of 1975, and with no further provision ahead of a "modest" profit expected overall in 1976. Last night some outside estimates were pushing up to around £2m. for earnings of, say, 3p a share. Meanwhile, cash flow from the profitable Kier operations and selective disposals have transformed the group balance-sheet. Net borrowings are currently not that much ahead of shareholders' funds at around £18m. over the past year or so. At 13 1/2p a market capitalisation of £64m. compares with the £11m. of taxpayers' money that FK has so far called upon.

# Ulster tension rises after weekend killings

BY OUR BELFAST CORRESPONDENT

THE DANGER intensified yesterday of a renewed sectarian war developing from the latest wave of violence in Ulster, in which 13 people have so far died.

Tension in both communities has been heightened by the reprisal killings which followed the deaths of five members of the Royal Ulster Constabulary. Two more people were killed yesterday.

The largest of the Protestant paramilitary groups, the Ulster Defence Association, broke its week-end silence with an angry statement threatening retaliation against Republican areas because of the Provisional IRA campaign against the police.

It said the "long hot summer" which the Provos had promised for the RUC could work both ways.

Three Provo "battalions," in South Down, East Tyrone and Fermanagh, admitted responsibility for the murders of the policemen, and said their campaign would continue for as long as the Government "tries to foment the RUC upon the community."

The Provos have declared that attacks on the Catholic minority would be met with fierce retaliation.

The greatest danger, according to security forces, seems to lie in the notorious "murder triangle" in east Tyrone. Yesterday gunmen walked into an egg-and-spoon game at Moy and shot dead two Protestant brothers at close range.

The murders brought to six the number of people to die within a five-mile radius of the town since Saturday, including the reserve police constable shot dead at his home at Benburb on Sunday night.

Members of the mainly Roman Catholic Social Democratic and Labour Party who represented the area in the former Constitutional Convention saw Mr. Merlyn Rees, the Northern Ireland Secretary, at Stormont Castle last night to press for urgent action.

Earlier Mr. Rees had cancelled engagements in his Leeds constituency to fly to Belfast for consultations with Gen. Sir David House, the Army commander, and

Mr. Kenneth Newman, Chief Constable of the RUC.

He said after the meeting that the Government's policy of seeking to achieve the primacy of the police was not something which could happen overnight. The roles of the RUC and the Army were complementary and could never be the same. It was not his intention to turn the police into a paramilitary force.

He added: "The main reason that the Provisional leadership has ordered attacks on the RUC is that it has no policy other than violence, and fears the success which the police are already having in bringing members of the organisation to justice."

The Provo campaign has switched to the police just as plans are being implemented to give them a greater responsibility in peacekeeping. But while tactics may have to change in the short term, officials at Stormont have indicated that the Government is unlikely to reverse its strategy, which is aimed at eventually reducing troop levels.

# Lonrho pays £5.7m. for stake in London City & Westcliffe

BY QUENTIN GUIRDHAM

Lonrho HAS bought 29.9 per cent of London City and Westcliffe Properties with the intention of making it into "one of the major property vehicles in the country."

London City and Westcliffe and the three companies from which Lonrho has made its £5.7m. cash purchase were formerly controlled by the Williams family, represented by Mr. Harry Landy. Lonrho, more than a fifth of whose shares are in Arab hands, has negotiated to buy the stake through Mr. Alan Wheatley, liquidator of Israel-British Bank (London).

The main part of the holding comes from Sentinel Insurance, which will receive £3.7m. The remaining holdings were split between National Insurance and Guarantee Corp. and Israeli-British. The former Williams interests still hold 6 per cent of the property company's equity.

Apart from these controlling shareholdings, London City and Westcliffe had been directly involved in the failure of Israel- British, having £2.8m. on loan to the bank. Since the failure it has cut its dividend to a nominal level.

However, apart from one unlet Paris development, London City and Westcliffe has a quite stable portfolio, and during the fall in office values has gained from its interests in residential property, house-building and construction. Its net assets approach £40m.

Lonrho's move into property represents a new field of activity. Its only previous involvement came with negotiations, which failed to buy the empty Centre Point office building in London. Its plan was to use some space as its headquarters, and to let the rest.

**Muscle**

The company said that Mr. Tiny Rowland had been studying London City and Westcliffe for more than four years. Now that Lonrho had picked a vehicle, he said, Lonrho intended to expand and improve the company to make it a major force in U.K. property.

Lonrho said that it might make a specific contribution to the problem of London City and Westcliffe's £5m. Paris Nord development. Only 3,000 square metres out of 13,000 square metres are let and the project

is producing a deficit of £700,000.

Mr. J. H. Lew, managing director of London City and Westcliffe, said that the company had been kept informed of negotiations to sell the major interest in the company. Lonrho, he said, had "enough financial muscle behind them to do nothing but good for shareholders."

Lonrho's purchase of the maximum shareholding short of control was a £1 per cent stake in Combined English Stores and other U.K. purchases have included Volkswagen (G.B.), Balfour Williamson, Armitage Industrial Holdings and London Australian and General Exploration.

Mr. Wheatley of Price Waterhouse, said that the deal represented a major step in freeing the assets of Israel- British Bank (London). Apart from the cash raised by the bank's own holdings, it made the intended sale of control of both Sentinel Insurance and National Insurance more attractive.

Through the complex structure of the Williams family interests, Israel-British is entitled to about 50 per cent of the proceeds from these intended sales.

Sentinel's position has been improved substantially, since it has cash in place of a holding which, under the new insurance company regulations, was too large for all of it to be included in the company's asset base for solvency requirements.

Mr. Wheatley is thought to have withstood pressure to allow the sale of the London City and Westcliffe stakes earlier on a piecemeal basis. His tactic of waiting for a single bidder has produced a sizeable profit for the three companies concerned.

# Bank loan to shield Bates depositors

BY MARGARET REID AND TERRY WILKINSON

IN AN unusual move, the Bank of England yesterday acted to protect the depositors of Edward Bates and Sons (Holdings), a merchant bank whose shares were suspended last Thursday pending clarification of its financial position.

The Bank of England, which is to provide standby facilities jointly with the First Arabian Corporation, a minority shareholder in Bates, has also asked leading accountants Price Waterhouse and Co. "to advise and report" on Bates's business.

It is rare, though not unprecedented, for the Bank of England itself to step in with backing for a bank, although it has traditionally been concerned with the welfare of authorised banks, of which Bates is one. The support of this nature, infrequently given in the past has never been publicly disclosed.

However, it was confirmed yesterday that there has been more than one occasion when the Bank has stepped in to help long ago when the Bank had, without announcing it, given help of the type provided to Bates. "There have been cases where banks have been provided with an authorised market to make regular accounting returns, expressed concern at the quality of the company's loan distinguished from the Bank's portfolio and balance sheet.

participation to the extent of some 10 per cent in the "life boat" operation, run jointly with the big banks over the past two years, to assist more than 20 concerns hit by the secondary banking crisis.

Yesterday's announcement follows four days of urgent discussions between the Board of Bates, the Bank of England and First Arabian Corporation.

The Bank says that "discussions are continuing with a number of Arab interests on the future course of this bank; meanwhile a standby facility to cover its deposits has been made available by the Bank of England and the First Arabian Corporation."

Bates's deposits total some £67m., of which more than half are believed to be held by Arab interests.

Although the suspension of Bates's shares last Thursday at 20p gave an added urgency to the talks between Bates and the Bank of England, it is understood that discussions have been going on for several weeks at the initiative of the Bank. This followed closely on the end of Bates as an authorised bank has been suspended from the list of authorised banks, to which Bates was an authorised bank.

Bates as an authorised bank was suspended from the list of authorised banks, to which Bates was an authorised bank.

# Retail sales volume grows by 2 1/2%

BY ANTHONY HARRIS

THE IMPACT of the Budget appears to have been the main reason for a 2 1/2 per cent rise in retail sales volume between March and April.

The Department of Industry's preliminary estimate of volume reached 108 (1970=100), but any underlying improvement from the depressed levels of the second half of last year appears to be modest — 1 per cent, or a little more.

No details of sales of different classes of goods are available yet. But the department suggests that the reduction of the higher rate of VAT may partly explain the change. Anticipation of a tax cut also appears to have had a back sales of consumer durables in March.

Buying of pre-Budget stocks of drink and tobacco will also have increased volume in the month.

The average volume for March and April together, which eliminates some of these distortions, was 106, just over 1 per cent higher than in the second half of last year. Volume in January and February, at just over 110, was influenced by the unusually buoyant annual sales boom ahead of the delayed imposition of the 25 per cent VAT rate, which was itself highly

any more precise conclusions from the figures, which are stated only to the nearest 1 per cent and which are, according to the official statisticians, more than usually liable to error.

The seasonally adjusted figures for volume are reached by deflating a year-on-year comparison of the estimated volume of turnover. Such comparisons are inherently unreliable when inflation is rapid, because of the appearance of significant changes in relative prices. April last year, the month of the Healey boom, was ahead of the delayed imposition of the 25 per cent VAT rate, which was itself highly

## Weather

U.K. TO-DAY  
Bright, sunny spells and showers, some heavy.  
London, E. Anglia, S.E. England  
Rain at first then bright spells.  
Wind W., light. Max. 15C (59F).  
E., N.E., N.W., S.W. and Cent.  
England, Midlands, Wales,  
Ireland, Channel Is.  
Sunny intervals, showers. Wind  
W. to S.W., light. Max. 14C  
(57F).  
Lakes, Borders, I. of Man, Edinburgh, Dundee, Aberdeen, S.W. Scotland, Glasgow, Argyll, N. Ireland.  
Showers, heavy at times. Bright spells. Wind S.W., moderate. Max. 11-12C (52-54F).  
Cent. Highlands, Moray Firth, N.E. and N.W. Scotland, Orkney, Shetland.  
Showers, some heavy. Bright spells. Wind S.W., fresh. Max. 9C (48F).  
Outlook: Showers or rain.  
Lighting-up: London 21.18, Manchester 21.37, Glasgow 21.57, Belfast 21.58.

## BUSINESS CENTRES

City	Index	City	Index	City	Index
Alexandria	100	Manila	100	Yokohama	100
Amsterdam	100	Medan	100	Zurich	100
Antwerp	100	Montevideo	100		
Bombay	100	Moscow	100		
Buenos Aires	100	Mumbai	100		
Cairo	100	Nairobi	100		
Cardiff	100	Osaka	100		
Cebu	100	Paris	100		
Dublin	100	Rangoon	100		
Edinburgh	100	San Francisco	100		
Hong Kong	100	Singapore	100		
London	100	Tokyo	100		
Lyons	100	Valencia	100		
Madrid	100	Vienna	100		

## HOLIDAY RESORTS

City	Index	City	Index	City	Index
Alicante	100	Jersey	100	San Francisco	100
Algarve	100	Las Palmas	100	Singapore	100
Barcelona	100	Locarno	100	Tokyo	100
Birmingham	100	Malorca	100	Valencia	100
Bombay	100	Melbourne	100	Vienna	100
Buenos Aires	100	Moscow	100	Yokohama	100
Cairo	100	Mumbai	100		
Cardiff	100	Nairobi	100		
Cebu	100	Osaka	100		
Dublin	100	Paris	100		
Edinburgh	100	Rangoon	100		
Hong Kong	100	San Francisco	100		
London	100	Singapore	100		
Lyons	100	Tokyo	100		
Madrid	100	Valencia	100		
Manila	100	Vienna	100		

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# Support for pound

Continued from Page 1

0.2 from Friday's close, but up from a day's low of 38.2, equal to the worst level touched in previous falls.

Rising interest rates in New York — provoked partly, ironically enough by indications of a faster wholesale price inflation — were the main factor stimulating demand for the dollar. Bond rates have risen more sharply in New York than money market

rates, and Eurodollar rates have also responded.

These developments also depressed the market for Government stocks in London.

The authorities have achieved significant sales in recent weeks, partly based on hopes that the 11 per cent rise in the official minimum lending rate imposed in April would prove temporary. With the firming of New York rates, these hopes have now receded.